

**DELEGATED DECISION**

Application is Works to Trees - Tree Preservation Order

The Officer has checked the application in accordance with the planning policies and recommends the application for - Approval (P)

The delegation powers schedule has been checked. Interim Director of Planning, Regeneration & Public Realm can determine this application.

**Case Officer**

**Signature:**

**Date:**

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

**Team Manager:**

**Signature:**

**Date:**

The decision notice for this application can be issued.

**Director / Member of Senior Management Team:**

**Signature:**

**Date:**

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

**Item No.** Report of the Interim Director of Planning, Regeneration & Public Realm

**Address:** BROWN & BURK UK LTD, MICRO HOUSE BURY STREET RUISLIP

**Development:** TPO 530 T4 1x Norway Maple to fell.

**LBH Ref Nos:** 19033/TRE/2025/203

**Drawing Nos:**

**Date Plans received:** 01-08-2025 **Date(s) of Amendments(s):**

**Date Application valid** 01-08-2025

## 1.0 SITE \ PROPERTY DESIGNATION

Tree Preservation Order(s) Yes - TPO 530

## 2.0 RELEVANT PLANNING HISTORY

### 2.01 Additional Planning History Comments

### 2.02 Planning History

## 3.0 PLANNING POLICIES AND STANDARDS

### 3.01 Relevant UDP Policies (ref. nos. only)

In deciding TPO applications the local planning authority is not required to have regard to the development plan (Guide to the law and good practice - tree preservation orders, DETR 2000 - paragraph 6.46 page 25)

### 3.02 Relevant Supplementary Planning Guidance

### 3.03 Other Key Documents

## 4.0 CONSULTATIONS

### 4.01 Neighbours

No Comments Received.

Officer Comments:  
(for refusals specify nos. consulted nos. of responses and nature of responses.)

#### **4.02 Residents Association(s) / Amenity Group(s)**

No Comments Received.

Officer Comments:

#### **4.03 Conservation Area Advisory Panel**

No Comments Received.

Officer Comments:

#### **4.04 Councillor(s) / MPs**

No Comments Received.

Officer Comments:

#### **4.05 Other(s)**

No Comments Received.

Officer Comments:

### **5.0 KEY PLANNING CONSIDERATIONS**

#### **5.01 Introduction**

This decision is based on whether or not the proposal is justified, having regard to the reasons put forward in support of it, having assessed the amenity value of the trees and the likely impact of the proposal on the visual of the locality.

#### **5.02 Description of trees and requested works**

TPO No - 530

Species - Norway Maple

Condition / Age - Poor / Mature

Amenity value - Low

Work requested - Fell

Reasons for work - Poor condition

#### **5.03 Amenity**

The tree is located on the front lawn of Micro House, Bury Street, and is visible to both vehicular and pedestrian traffic along this main road. While its position offers some public visibility, the tree is in poor physiological condition and has a limited life expectancy. As a result, its contribution to the visual amenity of the area is considered low, and its removal is unlikely to significantly impact the character of the streetscape.

#### **5.04 Appraisal**

This application has been approved on the grounds of health and safety. The tree is in poor condition with a limited remaining lifespan, and its proximity to a busy public highway increases the risk associated with potential structural failure. The proposed removal is therefore considered appropriate.

In accordance with Section 206 of the Town and Country Planning Act 1990, a replacement tree is required. A planting plan showing the proposed location must be submitted prior to removal. Please refer to Condition TW7 - Replacement of Protected Trees (TPO) - Submission for further details.

#### **6.05 Conclusion**

Having regard to the reasons given for the proposed work, the work is justified and will not have a detrimental impact on the visual amenity and arboreal character of the area.

#### **7.0. RECOMMENDATION**

**APPROVAL** subject to the following:

##### **1. TW7 Replacement of Protected Trees (TPO) - Submission**

No felling shall take place until such time as a scheme has been submitted to, and approved in writing by, the Local Planning Authority for a replacement tree(s), which shall be of 'Standard' size (about 2-3m high) and short-staked for support. The replacement tree shall be planted during the first planting season following the felling works hereby permitted. Thereafter, the replacement tree(s) shall be retained indefinitely and maintained (watered and weeded during the spring and summer) for 2-3 years, or until established.

##### **REASON**

In order to comply with the requirements of Section 206 of the Town and Country Planning Act 1990.

#### **INFORMATIVES**

##### **1. IT01 Removal of dead wood**

The removal of deadwood, dangerous / hanging branches and ivy: This does not require the formal consent of the Council.

##### **2. IT05 Wildlife and Countryside Act 1981**

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats,

nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

**3. IT07 Owner(s)'s permission:**

Owner(s)'s permission: Permission should be sought from the owner(s) of the tree(s) and / or the owner(s) of the land that the tree(s) overhang prior to any approved work being carried out.

**4. IT17 Expected standard of tree work**

Expected standard of tree work: The approved works must be carried out in accordance with the conditions laid out above. If they are not, then enforcement action could be taken which could lead to prosecution and heavy fines. Therefore, it is highly recommended that the works are only carried out by a professional and competent arboriculturist who undertakes to comply with the conditions of this consent and in accordance with industry best practice (BS 3998:2010). The Arboricultural Association can provide details of its approved contractors, who have demonstrated such professionalism and competence, on their website ([www.trees.org.uk](http://www.trees.org.uk)) or by calling 01242 522152. Or on request the Council can provide a list of contractors who are known to carry out tree work to a good standard and to normally maintain an appropriate policy of indemnity insurance.

**Contact Officer:** James Brushwood      **Telephone No:** 01895 250230