

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 - Refusal

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: 77 LONG LANE ICKENHAM

Development: To fell One Oak at T1 within TPO 559

LBH Ref Nos: 58963/TRE/2024/100

Drawing Nos:

Date Plans received: 17-05-2024 **Date(s) of Amendments(s):**

Date Application valid 17-05-2024

1.0 SITE \ PROPERTY DESIGNATION

Conservation Area Yes - Ickenham Village
Tree Preservation Order(s) Yes - TPO 559

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

1 Comments Received.

Officer Comments:

Objection due to lack of evidence for sinking.

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

No Comments Received.

4.03 Conservation Area Advisory Panel

No Comments Received.

4.04 Councillor(s) / MPs

No Comments Received.

4.05 Other(s)

No Comments Received.

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 - 559

Species - Oak

Condition / Age - Good / Mature

Amenity value - High

Work requested - To fell one Oak

Reasons for work - Concerns that the tree is causing the ground to sink.

5.03 Amenity

The mature Oak tree is situated in the rear garden of the property. It is in good condition, has good form and is one of the largest in the area. These factors all combine to give it a high amenity value.

5.04 Appraisal

This tree is mature and has a high amenity value. With this information we will require clear evidence that the tree is causing or contributing towards the sinking in the garden. Currently no

evidence has been provided for this.

6.05 Conclusion

This application is refused due to the lack of evidence provided for the tree causing sinking.

7.0. RECOMMENDATION

REFUSAL for the following reasons:

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. IT06 Statutory crown lifting of trees:

Statutory crown lifting of trees: This does not require formal consent of the Council if the clearance only involves the removal of branches to give a separation between the footway and the tips of the lowest branches by up to 2.3m or the carriageway by up to 5.2m.

3. I99 Non Standard Informative

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This application is refused due to the lack of evidence provided for the tree causing sinking.

Contact Officer: Jonathan Sandilands **Telephone No:** 01895 250230