

PLYMOUTH CITY COUNCIL

Subject: I4/00395/TPO
Employee application by Mr Paul Dean for works to protected trees. Tree Preservation Order No.228
Whitleigh Lodge
6 Lodge Gardens, Plymouth

Committee: Planning

Date: 24th April 2014

Cabinet Member: Cllr. Brian Vincent

CMT Member: Anthony Payne - Director of Place

Author: Jane Turner, Tree Officer

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Ref: DC/T1/2/1

Key Decision: No

Part: 1

Executive Summary:

We have received an application from an employee of the Council requesting permission to remove a Sycamore tree that has significant decay at the base and to trim back another Sycamore tree by 1.5-2m from the side of the house. Both trees form part of a group protected by Tree Preservation Order no. 228 Whitleigh Lodge, Budshead, Plymouth.

Corporate Plan 2011-2014:

Protecting trees enhances the quality of the City's environment by ensuring long-term tree cover. Trees help to reduce pollution and traffic noise providing cleaner air to breathe thereby helping to achieve the Council's corporate goal to create a healthy place to live and work and accords with its objective to improve health and wellbeing, as well as creating a more attractive environment.
<http://www.plymouth.gov.uk/corporateplan.htm>

Implications for Medium Term Financial Plan and Resource Implications: Including finance, human, IT and land

Dealing with applications for works to protected trees is a routine exercise for the local planning authority. There are no additional financial costs arising from the processing of these applications that are not included in existing budgets.

Other Implications: e.g. Community Safety, Health and Safety, Risk Management and Equality, Diversity and Community Cohesion:

None

Recommendations & Reasons for recommended action:

To give consent for the works and to require a condition to replace the tree with a suitable species in the next available planting season.

Reason: the decayed tree needs to be made safe. The loss of an adjacent Sycamore in the recent storms has meant its shelter has been lost and this tree with a decayed stem may be prone to wind throw. The trimming back from the side of the house is sensible management to prevent future damage to the building.

Alternative options considered and reasons for recommended action:

To refuse consent: the structural condition of the tree at the base that the applicant has applied to fell is poor – to refuse consent for its removal would be inappropriate. The trimming of the other Sycamore is necessary to prevent interference with the side of the house, no other option is available.

Background papers:

Tree Preservation Order No. 228.
Application form ref: 14/00395/TPO

Sign off:

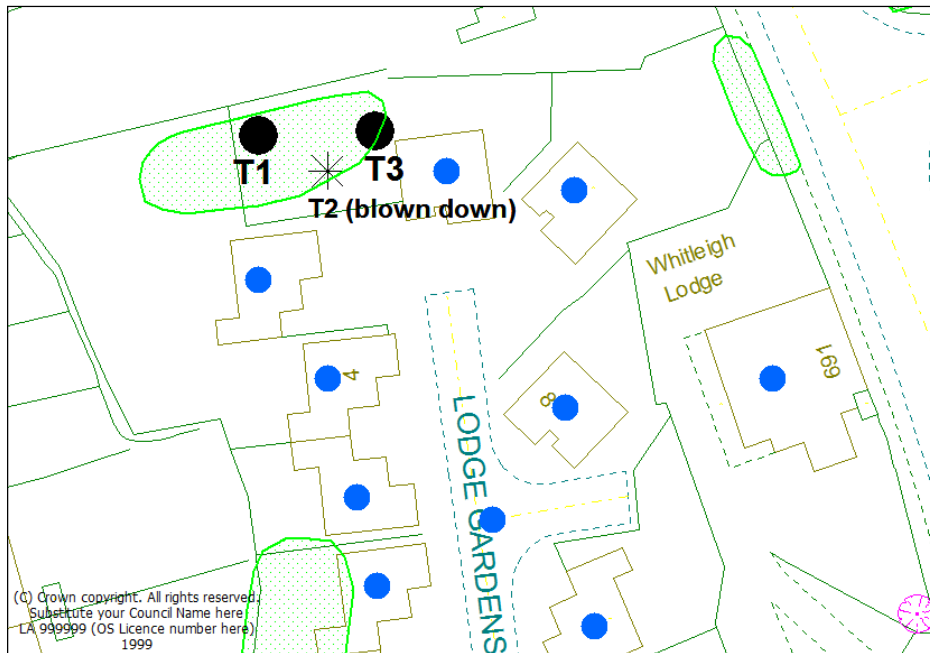
Fin	CF/place FPD1314 0008.09. 04.14	Leg	JAR/2 0052/ Apr14	HR		Corp Prop		IT		Strat Proc	
Originating SMT Member											

Background Report

I. Introduction

- 1.1 Under delegated authority on the 20th December 1990, Tree Preservation Order No.228 was made to protect various trees at Whiteleigh Lodge, Budshead, Plymouth.
- 1.2 An application has been received from an employee of the council to carry out works to two trees protected by the above order and under our delegated procedures any such application is required to be reported to the Planning Committee.

Map showing location of trees.

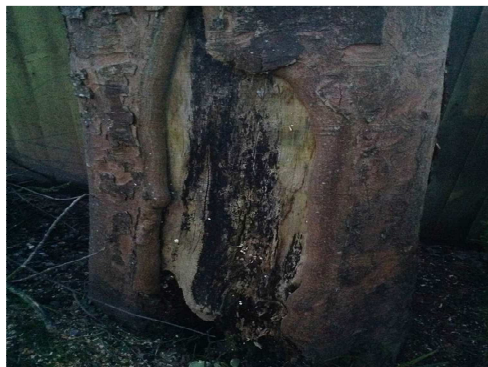


2. Assessment of Application

The owner has applied for the following work:-

2.1 T1 – Sycamore – fell

This tree has a large area of decay at the base (see photo below). An adjacent tree was recently lost in the storms (T2) on plan and this tree is now exposed and may be prone to wind throw. It is therefore considered that the application to fell the tree should be approved on safety grounds. A condition to replace the tree with a suitable species in the next available planting season will be applied.



2.2 T2 – Sycamore

This tree was blown down in the recent gales.

2.3 T3 – Sycamore adjacent to side of house

Trim back growth closest to house by 1.5 -2m. This work is required to prevent interference with the roof and side of the house.

3. Conclusion

3.1 In view of the above assessment it is considered that the application should be granted consent.