

ADDENDUM REPORT

Planning Committee



Item Number: 7

Subject: Objections from Mr Hulcoop to Tree Preservation Order No. 500: 242, St. Pancras Avenue

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Tree 2 of Tree Preservation Order No. 500 was inspected by Chris Knapman (Tree Officer) on 4th September 2014 to assess reports from the tree's owners that there was a stem defect. A small area of solid dysfunctional wood was found between 2 of the buttress roots, but was not considered significant to the structural integrity of the tree. In addition it was noted that branches on the side of the tree facing the house had been removed a long time ago at around 3 metres above ground level, leaving half of the tree's crown, that has now grown back over the trunk and the tree's centre of gravity.

The old pruning wounds appeared sound and there was no evidence that the tree poses a threat to the adjacent property.

Tree Preservation Order No. 500 Tree T2 Oak



The following advice was also provided concerning tree work the Council would support on application. (Notwithstanding considering any other work the owners wish to apply for.)

T1 Oak- Sever Ivy- no consent required as not part of tree.

T2 Oak- No work at present.

T3 Beech- Crown lift to 4-5 metres above ground level, shorten back lower to mid-crown branches (the lower third to half of the tree's crown) by 2-3 metres.

The owner indicated that she would still like to remove tree T2. It was explained that an application could be made for this work, but based on condition and that the tree could potentially be accommodated alongside future development, it was confirmed by the Tree Officer that the recommendation to retain the tree and confirm the Order without variation would stand. It was also confirmed that, if Planning Committee agree the officer recommendation the Council would be unlikely to support a felling application without evidence that this was necessary based on the tree's condition.

Concerning plans for a future house extension, it was advised that, through the pre application process officers would be able to discuss design options that allow retention of the trees in a suitable design relationship.