

EDC Tree Preservation Order (works to protected trees)

Application Ref: 22/0769




Site Address: WESTGATE FARM HOUSE SANDFORD
APPLEBY-IN-WESTMORLAND

Case Officer: John Hiscox

Description of works: G1) Scots Pine - remove x 3 branches on southern side. G3) 2x Lime and 3x Sycamore - Crown reduce trees by 5-6m and create 2-3m property clearance. G3) additional Sycamore not included in TPO, crown raise over driveway. Works in G3 to reduce tree sail and risk to property. Works in G1 to balance heavily weighted crown on the southern road side.

Summary of Delegated Decision: APPROVE

Application for Tree Works Eden Local Plan 2014-2032/Material considerations assessment	<input checked="" type="checkbox"/> Acceptable	<input type="checkbox"/> X Unacceptable
Impact of works with regard to public amenity	<input checked="" type="checkbox"/>	
Impact on health/form of trees	<input checked="" type="checkbox"/>	
Impact on broader tree resource	<input checked="" type="checkbox"/>	
Potential biodiversity effects	<input checked="" type="checkbox"/>	
Any other interests of acknowledged importance (list below)		

Summary	 Acceptable	 Unacceptable
<p>Having regard to the provisions of the Development Plan, in particular the Eden Local Plan Policy ENV2, the application is considered to be acceptable, subject to the conditions recommended.</p>		

Any further comment;
<p>Officer Assessment:- The application relates to works proposed to various trees protected by a Tree Preservation Order (TPO 55, 1993).</p> <p>Prior to submission of the application, the case officer met with the owner and tree consultant – the application accurately reflects works discussed and agreed as likely to be acceptable on site.</p> <p>No felling is proposed – management of existing trees including trimming and reduction of crowns to provide clearance where trees are close to the house or over a nearby public road. The relationship of the trees with property (a close co-relationship) requires that management will be required from time to time, and it is appreciated that the current custodians are seeking to undertake this management sensitively, and timeously in terms of the height and stature of the trees.</p> <p>None of the proposed components of the tree work are controversial and the application is straightforwardly in accord with Policy ENV2 of the Local Plan.</p> <p>The absence of a consultation response from the Parish Council need not delay determination of the application, as the application does not represent matters of strategic significance, in a parish context.</p> <p>Parish Council:- No response.</p>

Recommendation
<p>That the application is granted subject to the following Conditions/Advisory Notes:</p> <p><u>Conditions:</u></p> <p>Accord with relevant British Standard</p> <ol style="list-style-type: none"> 1. All work shall be carried out in accordance with the latest version of BS3998 Tree work – Recommendations, with particular reference to Section 7: Pruning and related work.

Reason: to ensure that the work is carried out in accordance with current best practice and is not detrimental to the health or appearance of the tree(s).

Timing of works (seasonal)

2. The works hereby approved shall be undertaken between the months of December and March unless otherwise agreed in writing, having regard to advice contained within the latest version of BS3998 Tree work – with reference to section 5: Scheduling tree works.

Reason: to ensure that the work is carried out in accordance with current best practice and is not detrimental to the health or appearance of the tree and the local area.

Authorising Officer: Caroline Zalkind

Recommendation Agreed: 25th November 2022