

CFH – Chandlers Ford and Hiltlingbury Local Area Committee Wednesday 17 January 2018.

Application Number: T/17/82155
Case Officer: Brett Athow
Received Date: Thursday 14 December 2017
Site Address: Land opposite 20 Norbury Close, Chandlers Ford,
Applicant: Eastleigh Borough Council
Proposal: 1no. Oak (T1) - Crown reduce over No.20 Norbury Close by up to 3m.
Recommendation: **Consent to tree works**

CONDITIONS AND REASONS

- 1 The tree works hereby consented shall be completed within 2 years of the date of this permission and shall be carried out in accordance with the approved details and to British Standard for Tree Work BS3998:2010

Note to Applicant: It is considered that, subject to compliance with the conditions attached to this permission, the proposed tree works are acceptable because they will not materially harm the character of the area, the amenity of neighbours or highway safety, and are in accordance with the policies and proposals of the development plan and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

Note to applicant: All works hereby consented should be carried out by a suitably qualified and insured tree surgeon. A copy of the decision notice should be given to the Tree Surgeon.

Note to applicant: Please be advised that the Wildlife and Countryside Act 1981 as amended, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 1994 protect ALL wild birds, their nests (whether in use or being built) and eggs and other wild animals including bats and their roosts in or adjacent to trees.

Report:

This application has been referred to committee as Eastleigh Borough Council is the applicant.

The site and its surroundings

1. The Oak tree is set within an area of EBC owned woodland directly opposite 20 Norbury Close. It is a woodland edge tree with typical native woodland to the north, south and west and a tarmac road and residential properties to the east.

Description of application

2. 1no. Oak (T1) - Reduce lateral branches growing towards and over the property of 20 by up to 3m from the branch tip. The proposed works are to discourage pigeon droppings and debris that are making day to day use of the drive and road directly outside the house difficult for the resident of 20 Norbury Close who requires specialist access to their property and vehicle.

Trees

3. Large Mature Oak - The tree is in good health and of reasonable form. There are no signs of any significant pests or disease.

Character of locality

4. The woodland is an important amenity for the area and this tree is significant feature within the woodland.

Relevant planning history

5. No previous TPO planning applications relating to this tree.

Representations received

6. No representations have been received at this time. The neighbour comment period expires 18/01/2018 and Members will be verbally updated at committee of any comments received.
The proposal is supported by the Borough Tree officer.

Policy context: designation applicable to site

- Within Built-Up Area Boundary
- Within Established Residential Area

Policy commentary

7. The above policies combine to form the criteria on which this application will be assessed with particular regard to impact on the trees and impact on amenity

Comment on representations received

8. N/A

Assessment of proposal: Development plan and / or legislative background

9. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states: "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

Impact of proposed works on trees

10. In the short term the proposed works will change the form and growth pattern of the tree. The trees health, vigour and vitality will mean that in the long term the tree should respond well and I expect that the effects of this pruning will not be of detriment to the tree.

Impact of proposed works on amenity

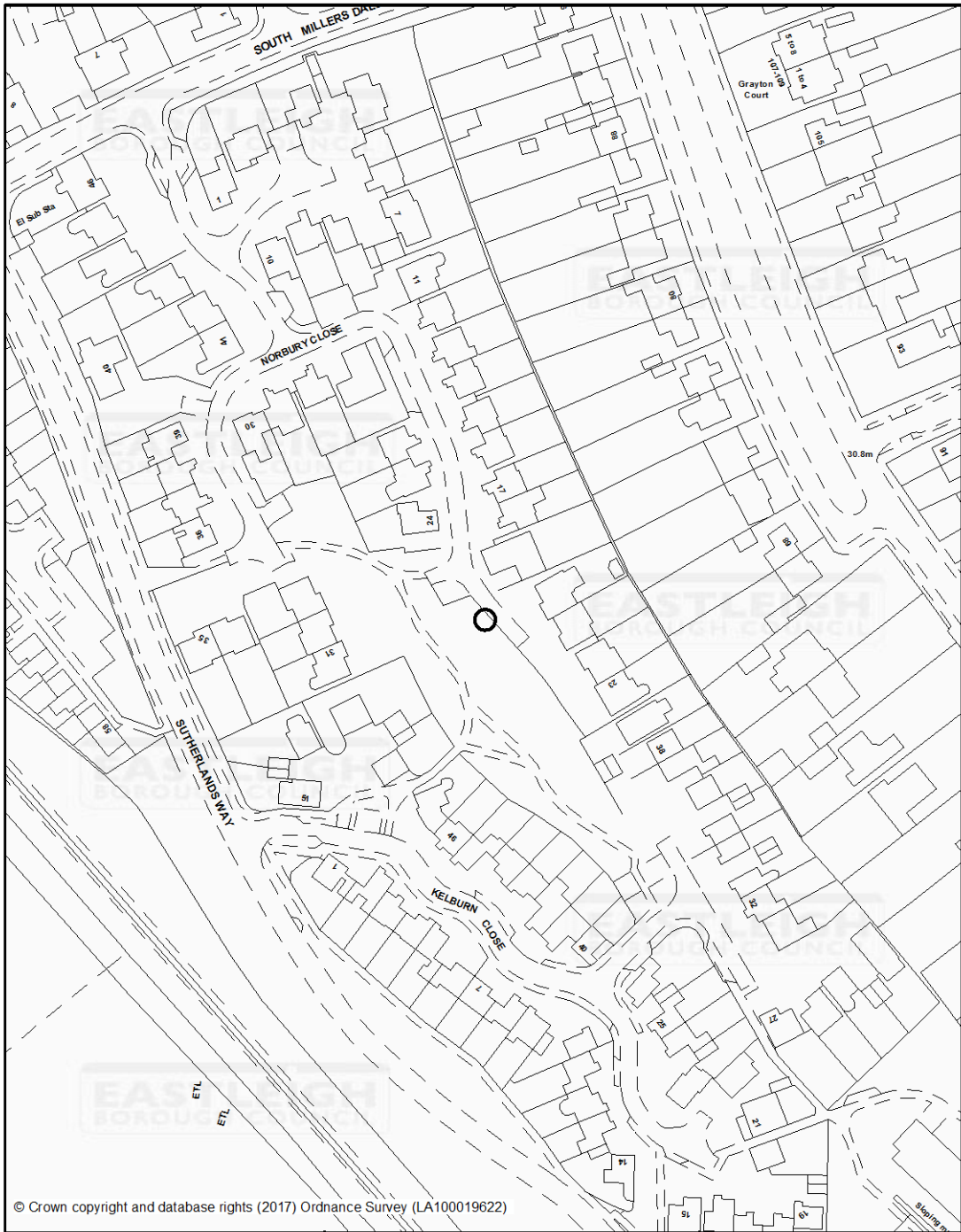
11. The works are considered essential and the benefits of reducing the lateral branches in this instance outweigh the loss of amenity and harm to the tree.

Other material considerations

12. It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and / or legislative background.

Conclusion

13. The recommendation is to grant consent for this application.



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T1782155

Title:
Land Opposite

20 Norbury Close

Scale:
1:1250
 Map Ref:
SU4221SE
 Date:
28/12/2017

