

Appl No:	21/T/00266	6/8 week deadline:	28/10/2021
Appl Type:	Tree Preservation Order		
Parish:	Burpham	Ward:	Burpham
Agent:	The Tree Care Company	Applicant:	HML Group
Location:	4 Oak Tree Gardens, Guildford, GU1 1EX		
Proposal:	Oak (T1) - reduce by 1.5m and lift to 3m.		

Officer's Report

Site description.

Oak tree located to side of the property, 4 Oak Tree Gardens, Guildford, GU1 1EX.

Proposal.

Oak (T1) - reduce by 1.5m and lift to 3m.

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
21/T/00266	Oak (T1) - reduce by 1.5m and lift to 3m.	Pending	N/A
11/T/00089	Crown reduce Oak tree on communal land between 4 & 5 Oak Tree Gardens by 20%.	Tree Approved with Conditions 02/06/2011	N/A
10/P/01074	Rear conservatory.	Approve 27/07/2010	N/A

Consultations.

No consultation responses.

Third party comments:

No third party comments.

Planning considerations.

When deciding an application for works under a TPO, local authorities are advised to:

- assess the amenity value of the tree(s) or woodland and the likely impact of the proposal on the

amenity of the area;

- consider, in the light of this assessment, whether or not the proposal is justified, having regard to the reasons and additional information put forward in support of it;
- consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;
- consider whether any requirements apply in regard to protected species.

In general terms, it follows that the higher the amenity value of the tree or woodland and the greater any negative impact of proposed works on amenity, the stronger the reasons needed before consent is granted. However, if the amenity value of the tree/s is low and the impact is likely to be negligible, it may be appropriate to grant consent even if there is no particular arboricultural need for the work.

The proposed crown raise will ensure suitable clearance for vehicles and pedestrians and the overall crown reduction will provide adequate clearance from the adjacent crown.

I am satisfied that no loss or damage is likely to be incurred as a result of the works being granted consent.

With regards to protected species it is important that the relevant wildlife protection laws are observed and informatives to this effect can be included with the consent.

Conclusion.

Consent to tree works, subject to conditions.

RECOMMENDATION:

Tree Works Approved With Conditions - subject to the following condition(s) and reason(s) :-

1. The tree works hereby consented must be completed within two years of the date of this permission and shall be carried out in accordance with the approved details.

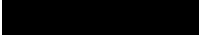
Reason: To ensure the tree works are carried out within a reasonable timescale, taking into account the current health and condition of the tree(s) and their circumstances.
2. The tree works shall be carried out in accordance with the British Standard 3998:2010 Tree Work - Recommendations.

Reason: To ensure the tree works are carried out to an appropriate standard.

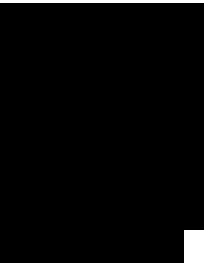
Informatives:

1. All works hereby approved 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.
2. Deadwood may be removed at any time without an application.
3. Please be advised that the Wildlife and Countryside Act 1981 as amended, the Countryside and Rights of Way Act 2000 and The Conservation of Habitats and Species Regulations 2017 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 Date: 25 October 2021

Case Officer:

Arboricultural Officer

Checking Manager:

Principal Planning Officer Majors