

Tree Preservation Order : 636 Endsleigh, Jubilee Road, Totnes G1

Site Address (from where the tree arises): Endsleigh Jubilee Road Totnes TQ9 5BP

Application Register No : 3389/21/TPO

Applicant: Cllr John Birch, Golden Oktober, Jubilee Road, Totnes, TQ9 5BP

Agent: Mr Jacob Kneebone, Rondeval, Jubilee Road, Totnes, TQ9 5BW

Proposed works: T1: Oak – ‘Undertake a lateral branch reduction to the limb overhanging and in contact with roof by 3m’ (as varied following site visit consideration and discussion with applicant)

Date of Application : 03 September 2021

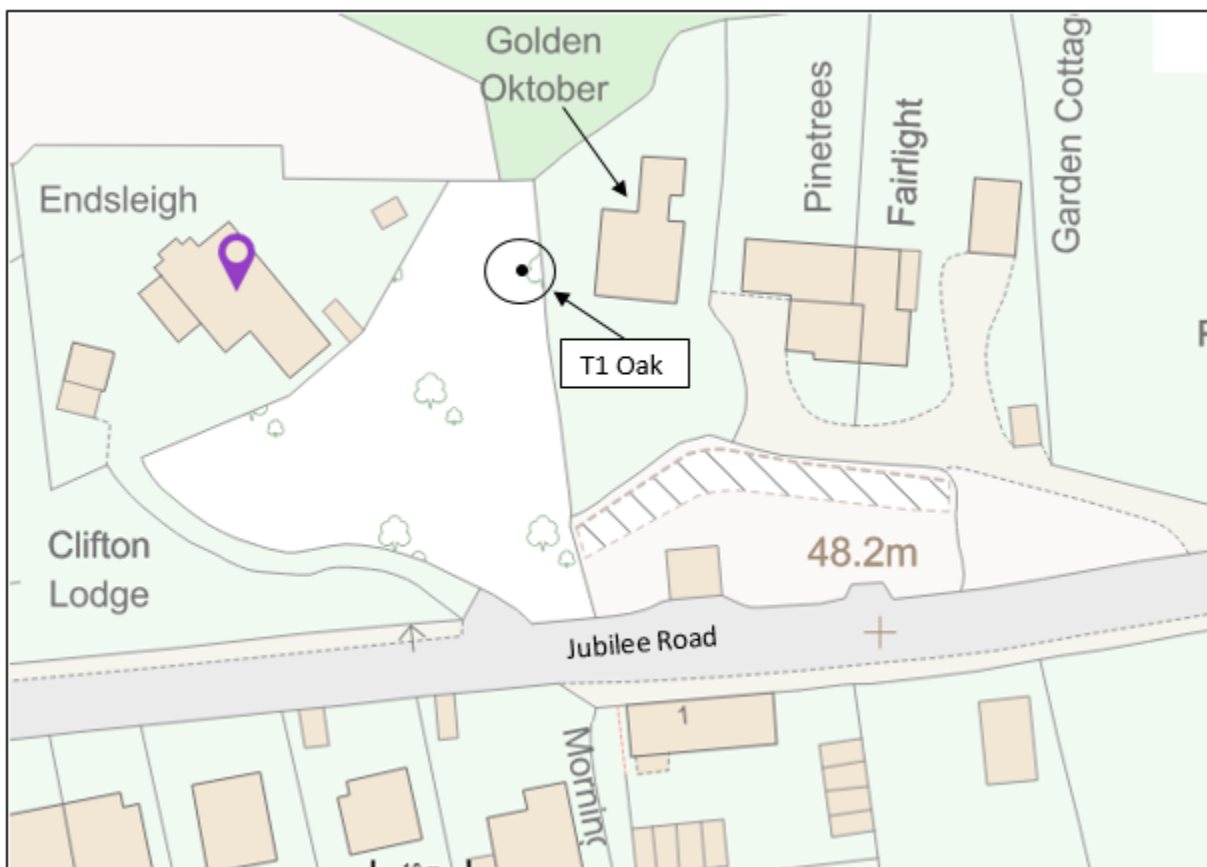
Representation Period ends: 31 October 2021

Target Decision Date : 29 October 2021

Reason item is being put before Planning Committee: The applicant is a member for SHDC Totnes Ward

Site assessed by : L Marshall

Date of site visit : 12/10/21



Recommendation: The Council grants consent for the proposed lateral reduction to the limb overhanging and in contact with the roof of Golden Oktober by 3m

Requirements of consent:

1. All approved pruning works are required to be undertaken in their entirety in accordance with B.S.3998 2010 Tree Work - Recommendations

Reason

To ensure all works are undertaken in accordance with current industry best practise as detailed within B.S.3998 2010 Tree Work - Recommendations and to ensure works do not deviate from attached conditions

2. The consent hereby granted is conditional on the tree being managed in the following manner: -
 - a. That the permitted reduction to the lateral branch noted within this decision notice may be undertaken on a cyclical management basis.
 - b. That repeat pruning may be undertaken when clearances reduce to less than 1.5m between the branch regrowth from the previous pruning point and the property.
 - c. No further requirement for permission will be required from the Local Planning Authority for a repeat of those works allowed within this decision notice.
 - d. This cyclical permission relates solely to those works approved within this decision notice.
 - e. The approved targeted reduction works should not entail the removal of branches measuring more than 100mm when measured over the bark.

Reason

To reduce the requirement upon the tree owner to undertake recurring tree work applications that prescribe reasonable and arboriculturally appropriate tree surgery works.

Key issues for consideration:

The impact on the local amenity and character of the area if the works are approved given the removal of live branch material.

The proposal:

The application seeks consent for the lateral reduction to the limb overhanging and in contact with the roof of Golden Oktober by 3m

Appraisal:

During the site visit it was noted that the peripheral foliage from the noted limb was extremely close to the roof and that when either wet or during windy days would be highly likely to be in contact with the roof. In this scenario whilst the effect is generally just that of brushing across the tiles/ gutter there is a firm possibility that branches could be trapped under a tile or within the gutter and cause damage when subject to wind gusts as they are forced out. Furthermore the regular noise of the movement of branches across the roof would be disturbing to persons sleeping in any room below.

The initial works as submitted by the agent requested the removal of an over large limb that would leave a large wound on the stem, which may act as an entry point for decay casing fungal spores or wood boring insects.

Following an onsite discussion with the applicant it was agreed that a longer term sustainable option that achieved the desired clearances, whilst maintaining tree health, was available by the lateral reduction not removal of the whole limb. The description was updated accordingly to reflect this lessened works prescription.

Consultations:

- Totnes Town Council
- County Council Highways
- Totnes Tree Warden
- Totnes Ward Members

Consultation responses (as of 25/10/2021)

- There have been no consultation responses received at the time of this report, consultation period ends on 31/10 so an oral update will be provided at committee

Conclusion

Due consideration has been given to the amenity value of T1 and its contribution to the local sylvan character of the area and the impact that the proposed works would have upon this contribution.

Officers are satisfied that the lessened works will have no significant impact on visual amenity locally given the presence of further adjacent trees or to ongoing tree health given the smaller pruning cuts that will be undertaken to achieve the clearance proposed.