

DEVELOPMENT DIVISION

PLANNING COMMITTEE

PLANNING APPLICATIONS FOR DECISION

4th February 2014

Ladies and Gentlemen,

The plans in this report have been submitted for approval under the Town and Country Planning Acts.

All County Council Matters are "Delegated" to the Committee for comment and cannot be moved "Non-Delegated" (Minute No. 244, 20th July, 1992).

All other applications in this report are also "Delegated" but can be moved "Non-Delegated" by a Member of the Committee under the terms adopted for the Scheme of Delegation approved by Council, 16th May, 1994. Any such motion needs to be accepted by a majority of Members of the Committee present (Council, 8th August, 1995). All applications left as delegated will be decided by the Committee and will not be subject to confirmation by Council.

The application plan numbers also refer to files for the purposes of background papers.

Jason Hipkiss

Planning Manager

PLANNING COMMITTEE

4th February 2014

| | | |
|---|--|--------------------------------------|
| PLAN NUMBER: | APPLICANT: | AGENT: |
| 2013/0799 | Mr Brown | BHA Trees Ltd |
| WARD/PARISH: | CASE OFFICER: | DATE RECEIVED: |
| Dalton North Lindal and Marton Parish Council | Charles Wilton 01229 876553 | 04/12/2013 |
| | | STATUTORY DATE: 28/01/2014 |
| LOCATION: | The Old Vicarage, Church Hill, Lindal-in-Furness | |
| PROPOSAL: | Works to sycamore trees subject of Tree Preservation Order 1982 No 4 and comprising: T1 shorten 5 branches growing over garage towards house by 1.5-2m, to be balanced by a reduction by 1.5-2m of the two lowest branches growing east over the road; T2 reduce the four lateral branches growing north west in length by upto 3m; T3 crown raise to 5m above ground level; T4 remove three lowest lateral branches, one growing south over shrub area, one growing west over shrubs and one growing south east over shrubs, laterally reduce the first limb growing west north west over the lawn by 3m. | |
| SAVED POLICIES OF THE LOCAL PLAN: | The local plan contains no policies specific to tree applications. | |

SUMMARY OF MAIN ISSUES:

Works are modest in nature and are justified on arborical grounds

NON MATERIAL CONSIDERATIONS:

REPRESENTATIONS:

Proposal advertised by display of site notice

PLANNING COMMITTEE

4th February 2014

Occupiers of St Peters Church, Coach House, Stable Cottage, Church Cottage, Church Hill, Acorn Cottage, & no 1 Church Close, Lindal all informed.

No representations received

CONSULTATIONS:

Lindal and Marton Parish Council – ‘No comments’.

OFFICERS REPORT:

This application was submitted in the following format:

‘Works to sycamore trees subject of Tree Preservation Order 1982 No 4 and comprising:

T1 shortening branches growing towards house by 3m

T2 as above with a crown raise to 5m above ground level

T3&T4 Crown raise to 5m above ground level.’

Following an exchange of correspondence the application was amended to reduce the amount of work involved and to provide further clarification as follows (email dated 23/12/13 from agent):

“I have since visited the site and revised the specification as follows:

T1

Reduce five branches growing over the garage towards the house by 1.5m – 2m to alleviate shading of garage roof and gable end of house which is causing moss and algae growth.

This to be balanced by a reduction in length by 1.5m – 2m of the two lowest branches growth east across the road which are end loaded.

T2

Reduce the four lateral branches growing north west in length by up to 3m to crown raise the tree over the drive and to improve symmetry.

T4

Remove three lowest lateral branches, one growing south over shrub area, one growing west over shrubs and one growing south east over shrubs. Laterally reduce the first limb growing west north west over the lawn by 3m”.

I am satisfied that with these changes the works represent good arborical management which will assist with the retention of the trees in the long term to the benefit of the conservation area.

RECOMMENDATION:

That consent be granted subject to the following conditions:

PLANNING COMMITTEE

4th February 2014

1. This consent is valid for a period of 2 years which expires on 04/02/2016 after which no work permitted by this consent shall be carried out unless a further application for the work has been submitted to and approved in writing by the planning authority.

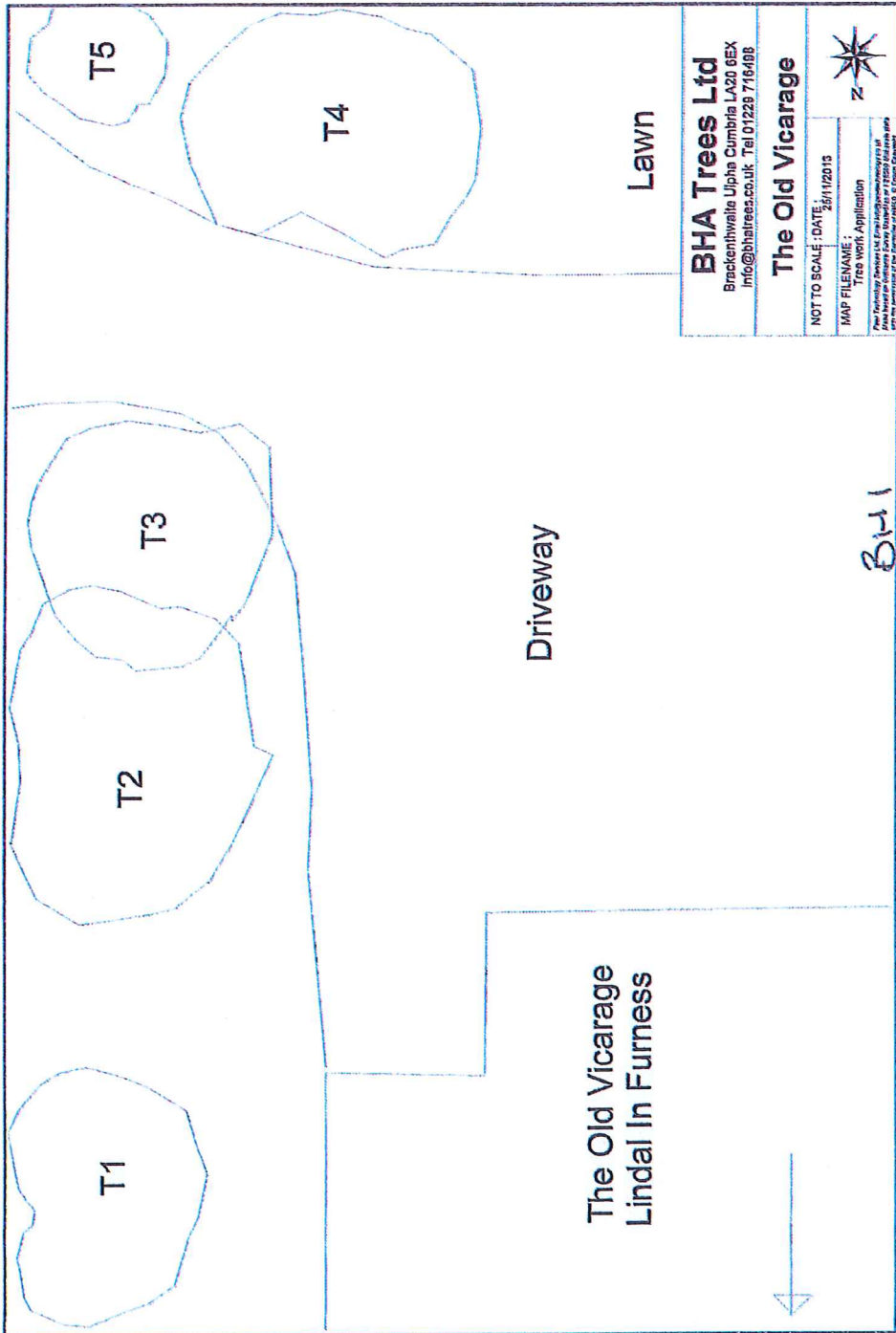
Reason

Required to be imposed by the Town and Country (Tree Preservation)(England) Regulations 2012.

2. The works for which consent is granted may only be carried once.

Reason

Required to be imposed by the Town and Country (Tree Preservation)(England) Regulations 2012.



BHA Trees Ltd
 Brackenthwaite Alpha Cumbria LA20 6EX
 info@bhatrees.co.uk Tel 01228 716408

The Old Vicarage

NOT TO SCALE : DATE 26/11/2013
 MAP FILENAME : T123 With Application
 Prepared by: BHA Trees Ltd
 Date: 26/11/2013
 File Name: T123 With Application.dwg
 Plot No: 123456789
 Project No: 123456789

BH1

2013/079



2013/0799