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Application Number:	19/02939/TPO
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Application Type:	Tree Preservation Order Tree Works Application
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Proposal Description:	Consent to fell one Sycamore. The tree is subject to T1 of Doncaster Borough Council Tree Preservation Order (No.196) 1998 Ferry Farm, Low Road, Conisbrough.
At:	12 Riverside Close, Conisbrough, Doncaster, DN12 3GA

For:	Miss Jane Daniels - 12 Riverside Close, Conisbrough
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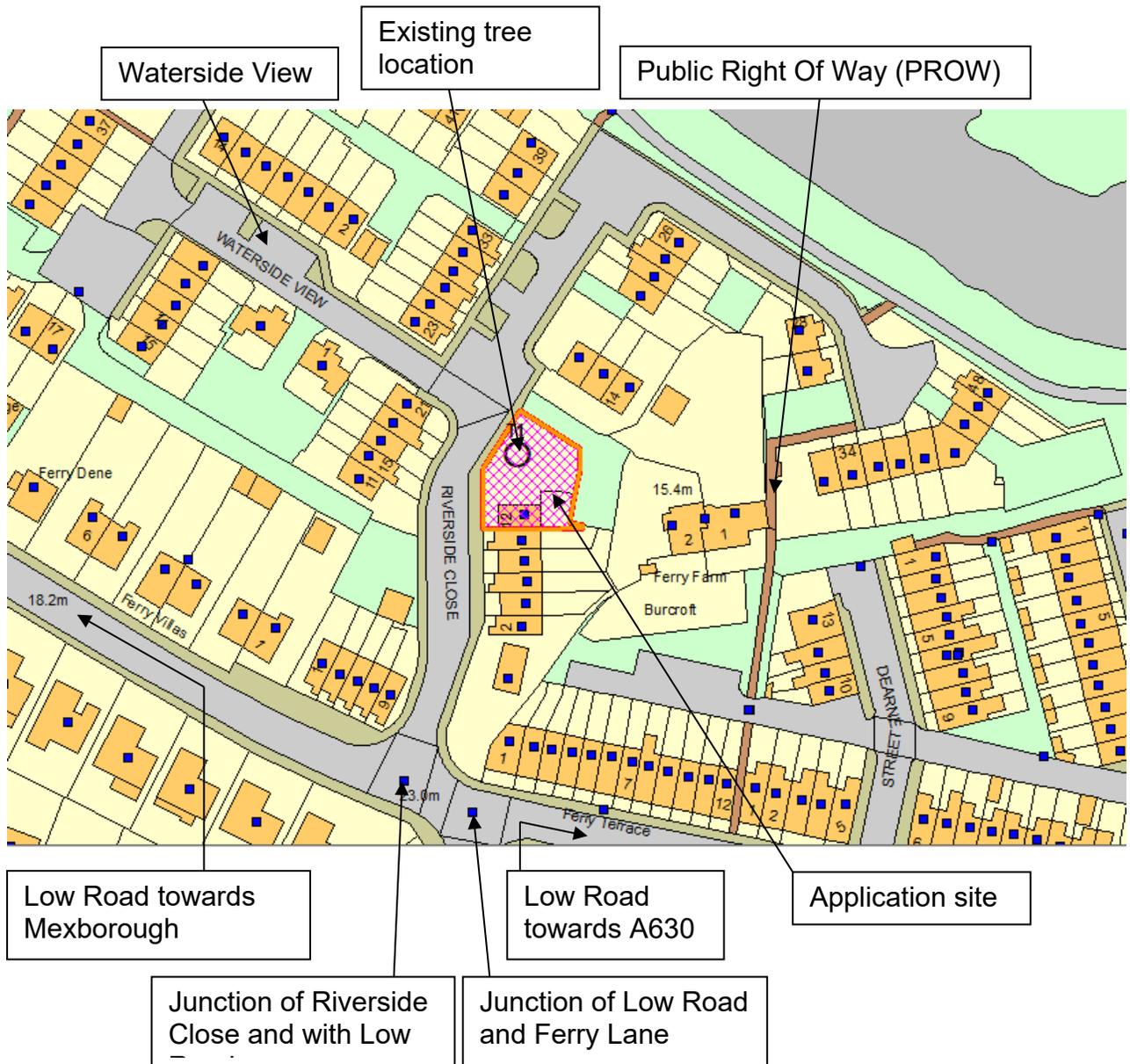
Third Party Reps:	7 letters of objection	Parish:	
		Ward:	Conisbrough

Author of Report:	Daniel Atkinson
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SUMMARY

This is an application for consent to fell a protected Sycamore tree. The amenity value of the tree and the likely impact of the proposal on the amenity of the area have been assessed and, in the light of this assessment, the proposal is considered justified by the reasons put forward in support of it, namely the structural integrity of the tree. t There is an agreement to replace the tree and the replacement tree will then be subject to protection via a modified Tree Preservation Order.

RECCOMENDATION: GRANT permission subject to conditions



1.0 Reason for Report

1.1 This application is before Planning Committee at the request of Conisbrough Ward Member, Councillor Lani-Mae Ball and due to the number of representations.

2.0 Proposal

2.1 The application is for consent to fell one Sycamore. The tree is subject to T1 of Doncaster Borough Council Tree Preservation Order (No.196) 1998 Ferry Farm, Low Road, Conisbrough.

3.0 Site Description

3.1 The site is situated on the northern side of Conisbrough Castle within a modern residential development between Low Road and the River Don, just outside the conservation area. It comprises an end terraced dwelling with a comparatively large garden at its northern end. The Sycamore tree that is subject to this application stands at the centre of the grassed garden area. There are no other mature trees within the residential development, but there are many large canopied trees visible on its skyline on the castle banks to the south and within the more established residential areas to the southwest.

4.0 Relevant Planning History

4.1 The relevant planning history for the site is as follows:

Application Reference	Proposal	Decision
DMBC/TPO/00196	Confirmation of The Doncaster Borough Council Tree Preservation Order (No.196) Ferry Farm, Low Road, Conisbrough 1998	Confirmed 14.09.1998
P/T.5/196	Remedial pruning to Sycamore tree with a crown lift to 3m above ground level and a 10-15% crown thin (largely to be achieved by removal of smaller diameter stems growing up the centre of the crown) (being subject to T1 of the Doncaster Borough Council Tree Preservation Order (No.196) Ferry Farm, Low Road, Conisbrough 1998)	Allowed 30.05.2003
13/00679/TPO	Consent for crown reduction by up to 20% of one Sycamore tree (being subject to T1 of the Doncaster Borough Council Tree Preservation Order (No.196) Ferry Farm, Low Road, Conisbrough 1998)	Allowed 25.07.2013

5.0 RELEVANT, LOCAL, NATIONAL POLICIES

5.1 Local Policy

The proposal has been considered in accordance with the principles and actions set out in Theme 2: Trees & Woodlands of the adopted Doncaster Green Infrastructure Strategy 2014-2028.

5.2 National Guidance

The proposal has been considered in accordance with Government Planning Practice Guidance (Tree Preservation Orders and Trees in Conservation Areas: Making applications to carry out work on trees protected by a Tree Preservation Order and Taking Decisions on Applications for Consent Under a Tree Preservation Order). The reasons put forward in support of the application have been considered in the light of an assessment of the relationship of the tree to the garden and the impact that the proposed work will have upon the surrounding area.

5.3 Industry best practice

British Standard 3998: 2010 Tree works recommendations.

6.0 Representations

6.1 The application has been advertised via a site notice posted on 13/12/2019 adjacent to the site as it was considered likely that there would be some public interest. This is in accordance with Government Planning Practice Guidance (Tree Preservation Orders and Trees in Conservation Areas: Taking Decisions on Applications for Consent Under a Tree Preservation Order). Representations have been received from seven (7) residents opposing the application and from Councillor Lani-Mae Ball, who has requested that the application comes before Planning Committee.

6.2 In summary the representation comments made reference to the matters listed below:

- The tree is of high amenity value in a prominent location on Riverside Close and Waterside Drive.
- The tree isn't dangerous and the tree is healthy.
- There is potential for alternative works/management through pruning.
- The tree was on site prior to the development and retained within the development.
- The tree has historical significance to some members of the public living on Riverside drive.
- There is no justification for the removal of the tree, particularly in light of the Council's Climate Emergency announcement.

7.0 Parish Council

7.1 No parish council to consult.

8.0 Relevant Consultations

8.1 There were no consultees

9.0 Assessment

9.1 The main issues are:

1. The amenity value of the tree;
2. The impact that the removal of the tree will have upon the surroundings; and
3. The reasons put forward in support of the application.

9.2 The Amenity of the tree

9.3 The site is situated on the northern side of Conisbrough Castle within a modern residential development between Low Road and the River Don, just outside the conservation area. It comprises an end terraced dwelling with a comparatively large garden at its northern end. The Sycamore tree that is subject to this application stands at the centre of the grassed garden area. There are no other mature trees within the residential development, but there are many large canopied trees visible on its skyline on the castle banks to the south and within the more established residential areas to the southwest.

9.4 The tree is clearly visible from most public areas on Riverside Close and can be occasionally glimpsed from Low Road through gaps between frontage dwellings. Its wider visibility is limited by local topography. The tree is therefore of high amenity on Riverside Close and Waterside View

9.5 The Sycamore tree was retained within the site during the development of Riverside Close and has value to residents that live in the vicinity as demonstrated by the representations received.

10.0 The impact on the tree and the surrounding area

10.1 The proposed removal of the tree will have a significant impact on the amenity and appearance of Riverside Close and Waterside View resulting in a noticeable change.

10.2 The impact on the wider area will be less significant due to the topography of the site, the surrounding buildings and other trees.

10.3 Sycamores are among the many urban species that provide excellent urban homes for birds, bees, squirrels and invertebrates so there inevitably will be some impact from an ecology perspective

11.0 The reasons put forward in support of the application

11.1 The main justification for the proposed work is that the tree has a poorly formed union at its base. At the base the bark of the two main stems has become included in the joint. This creates a seam of bark at the top of joint and edges where the stems are touching. This seam in terms of structure is the same effect as a crack; although they are touching, they are not strongly connected, making them substantially weaker than normally formed unions and more prone to failure. There is no evidence of adaptive growth at the union to suggest that the tree is attempting to compensate for this structural weakness. In view of the location of the tree, with high value targets such as the highway and the residential property, any failure would have a reasonably foreseeable chance of it hitting someone or something (i.e. cars or property).

- 11.2 A key consideration when assessing the union are the interaction of the canopy/branches above the union, its past pruning history and the site itself. The canopy above the union is important because they may have formed in a way that helps to limit movement of the stems (natural bracing) independently of each other especially in stormy conditions, putting less stress/force on the union at the base of the tree. Past management of tree (crown thinning) has resulted in there being no natural bracing within the canopy.
- 11.3 The other main pruning operation to consider is that the tree was crown reduced by up to 20% (13/00679/TPO). The works mean the union at the base no longer supports the full weight as it once did which is positive, however, there has been seven years' worth of growth since then and, with crown reductions, these generally require cyclical repetitions in order to control the increasing weight of the regrowth.
- 11.4 Overall, the site conditions and the past pruning history influence the tree significantly but the main two factors are considered to be its lack of natural bracing within the canopy and the lack of adaptive growth meaning there is a significantly greater risk of failure in storms and windy conditions due to the included bark acting like a crack.

12.0 Planning Balance and Conclusion

- 12.1 It is acknowledged that the proposed removal of the tree will have a significant impact on the amenity and appearance of Riverside Close and Waterside View, however there is considered to be sound justification for the proposal and replacement planting has been agreed with the applicant/agent and will be secured by condition. Additionally, the replacement tree will be protected through a variation of the existing Order.
- 12.2 Notwithstanding the Council's 2019 climate change announcement, the rules relating to trees protected by a Tree Preservation Order (TPO) remain the same. As a general principle the Council cannot place an embargo over the removal of trees just because of this announcement, not least because it runs against a central tenet of sustainable urban forestry; that of replacing poorer quality tree stock with new trees for the next generation (rather than holding on to declining stock).
- 12.3 The proposal is therefore considered to be justified to warrant the permission being granted subject to conditions.

13.0 RECOMMENDATION

- 13.1 That the application be **APPROVED** subject to conditions:

- 1 Following the felling of the one (1) Sycamore tree authorised by this consent, one (1) replacement tree shall be planted on the site. The replacement tree shall be a container grown 'Heavy Standard' sized *Carpinus betulus* (Horn beam) in accordance with BS 3936-1: 1992 Nursery stock — Part 1: Specification for trees and shrubs unless otherwise agreed with the local planning authority. The replacement tree shall be planted in the same position as the felled tree on the same day as the existing Sycamore is removed and no later than the 31st March 2020. The tree shall be planted in a pit that is to be 300mm greater than its rootball in all directions with a slightly raised center. The edges of the pit are to be broken up and loosening so the base and sides of the pit and shaped base to falls towards

the edge of pit to aid drainage. The tree shall be supported with "double stakes" positioning the stakes close to tree and driven into the ground vertically at least 300mm into bottom of pit before planting. The tree will be planted to the same depth as it was in the nursery and during back fill, fill the pit in stages, whilst firming up the soil around the roots and stakes until the original ground level is restored. Cut them to approximately one third of the tree height above ground level securing the tree them firmly but not rigidly to the stake with rubber ties within 25mm of top of stake. The tree to receive a Greenblue Roottrain Urban irrigation pipe, or similar and approved and the tree is be mulched to 75 mm settled depth coving a 500mm radius from the trunk of the tree. The Local Planning Authority shall be notified in writing within 7 days of the planting of the tree in order to discharge the condition.

REASON

To ensure that good quality trees are planted as a replacement in the interests of amenity

- 2 It shall be the responsibility of the owner, occupier or tenant of 12 Riverside Close, Conisbrough, Doncaster, DN12 3GA that should the replacement tree required in compliance with the condition 1 (above) die or become damaged, diseased or be removed within five years of planting, to replace it with another tree as previously specified in this authorisation within condition 1 (above).

REASON

To help ensure the establishment of the replacement tree.