

EXMOUTH BRIXINGTON
(Exmouth CP)

07/3028/TRE

Target Date: 21.12.2007

Applicant: Mrs Cope
Location: 13 Withycombe Park Drive
Proposal: Reduce height and shape one Oak tree

CONSULTATIONS

Adjoining properties

TOWN/PARISH COUNCIL

No Comments

WARD MEMBER(S)

Cllr Cope has declared an interest in this application and requested that it is determined by the development control committee.

In the event that this application comes to Committee I would reserve my position until I am in full possession of all the relevant facts and arguments for and against.

REPRESENTATIONS

Objections

One letter has been received raising the following points:

- It is questioned if sufficient justification has been submitted for the proposed works

Support

No letters have been received.

RELEVANT PLANNING HISTORY

No relevant planning history.

PLANNING POLICIES

Town and Country Planning (Trees) Regulations 1999

East Devon Local Plan (1995-2011)

Policy D5 – Trees on Development Site

Government Guidance

PPS 9

TREE LOCATION AND DESCRIPTION

This application is before Committee as the applicant is the partner of a Member of the Council.

The tree is located to the west of 13 Withycombe Park Drive, Exmouth and appears to be in third party ownership. The tree is a mature *Quercus robur* (Common Oak) with an estimated height of 15metres (m) and a crown spread to the east of 7m. The trees crown breaks at 4m with a crown clearance of 1.75m over the applicant's garden. The crown is free from significant defects with a slightly ascending branch structure which extends to within 2.5m of the applicant conservatory. The trees lower crown has been lifted to the west, and historically been either lifted or reduced over its lower eastern aspect. There is minor deadwood within the trees crown which is considered typical for a tree of this age and species. The tree is in good overall condition, and is of high amenity value.

CONSIDERATIONS AND ASSESSMENT

The tree is in good condition and free from obvious defects and the requested pruning works are not considered necessary in terms of trees health or in the interests of safety. However given the trees close proximity to the applicant property (9m) it is inevitable the some crown management will be required. Whilst the principle of crown reduction and shaping works is considered acceptable the extent on the application are considered excessive and could be limited via condition.

CONCLUSIONS

Some minor pruning works will have little effect on the trees health or its visual amenity but will give the applicants some control over the trees management and dominance. It is therefore recommended that the requested pruning works be limited to a 10% crown reduction via thinning and crown lifting of the trees lower eastern aspect.

RECOMMENDATION

Approve subject to a condition limiting the extent of approved works to a 10% crown reduction via thinning and crown lifting of the trees lower eastern aspect.

List of Background Papers

Site Pictures

Plan

Application file