

5 September 2017 PLANNING COMMITTEE

17/8220	Reg'd: 03.07.17	Expires: 28.08.17	Ward: MH
	BVPI Target	Number of Weeks on Cttee' Day:	On Target?

LOCATION: 5 Barrens Close, Woking, Surrey GU22 7JZ

PROPOSAL: Fell One Sycamore and Two conifer species

TYPE: Application to fell tree protected by Tree Preservation Order

APPLICANT Mr Raja Khan

OFFICER: Dave Frye

REASON FOR REFERRAL TO PLANNING COMMITTEE

The applicant is related to a Council Member.

SUMMARY OF PROPOSAL

An application has been submitted to remove 1 Sycamore and 2 Conifers at 5 Barrens Close, Woking, Surrey by Mr Raja Khan. The trees are essentially healthy but of low public amenity value. The removal of the trees is seen as reasonable and good arboricultural practice

PLANNING STATUS

- Tree Preservation Order TPO 626/0075/1966

RECOMMENDATION

Permit consent for the removal of 1 Sycamore and 2 Conifer Species.

SITE DESCRIPTION

The application site is in the front and rear garden of a residential dwelling and the trees are on the rear and front boundaries.

RELEVANT PLANNING HISTORY

No relevant planning history

PROPOSAL

The proposal is to Fell One Sycamore and Two conifer species at 5 Barrens Close, Woking, Surrey, GU22 7JZ

REPRESENTATIONS

NONE

5 September 2017 PLANNING COMMITTEE

APPLICANT'S POINTS

1. Concern about the safety of the Sycamore.
2. The look of the two conifers tree and their balance in relation to their canopy.
3. Damage to property from the two conifer trees.

RELEVANT PLANNING POLICIES

Woking Core Strategy Policy CS21.

OTHER RELEVANT GUIDANCE

Tree Preservation Orders – a Guide to the Law and Good Practice (March 2000)
DETR Government Guidance.

PLANNING ISSUES

The Council is obliged to determine tree-works applications under the Town & Country Planning Act 1990 within a period of eight weeks. The options available are to grant consent (subject to conditions) or refuse consent. If consent is refused, the applicant has a right of appeal to the Secretary of State.

The two conifers are between 16 and 18m tall with offset crowns away from the property. They are located at the front of the property on the front boundary. They have low public amenity value and the loss of the trees would not be of detriment to the sylvan character of the area.

The Sycamore is approx 15m in height with an even crown spread ratio of 4m. The tree has low public amenity value and therefore its loss would not be of detriment to the sylvan character of the area.

The Sycamore grows besides a small footpath to the rear of the property. The tree has a confined rooting system as a result of a concrete wall dividing the boundary of the property with the footpath. There is also extensive basal decay which is approx 1m long and 30cm wide.

The two conifer species have been heavily pruned in the past which has caused the trees to become multi-stemmed and have offset crowns. As they have not been pruned in a long time these stems are now beginning to fail due to excessive loading. Within the garage below the trees, there is extensive damage to the walls and joints. This damage is caused by the invasion of the roots from the trees above.

CONCLUSION

Sufficient evidence has been submitted which supports the removal of the trees. They are of low public amenity value and their loss would not be of detriment to the surrounding area. Replanting would not be required due to the dense canopies of surrounding trees.

BACKGROUND PAPERS

1. Completed application form by Mr Raja Khan

5 September 2017 PLANNING COMMITTEE

RECOMMENDATION

It is recommended that consent be PERMITTED for the following reasons:

It has been identified that the Sycamore poses a risk to both persons and property due to the limited rooting area and significant basal decay.

The two conifer species are of low public amenity value and the roots are causing damage to property.