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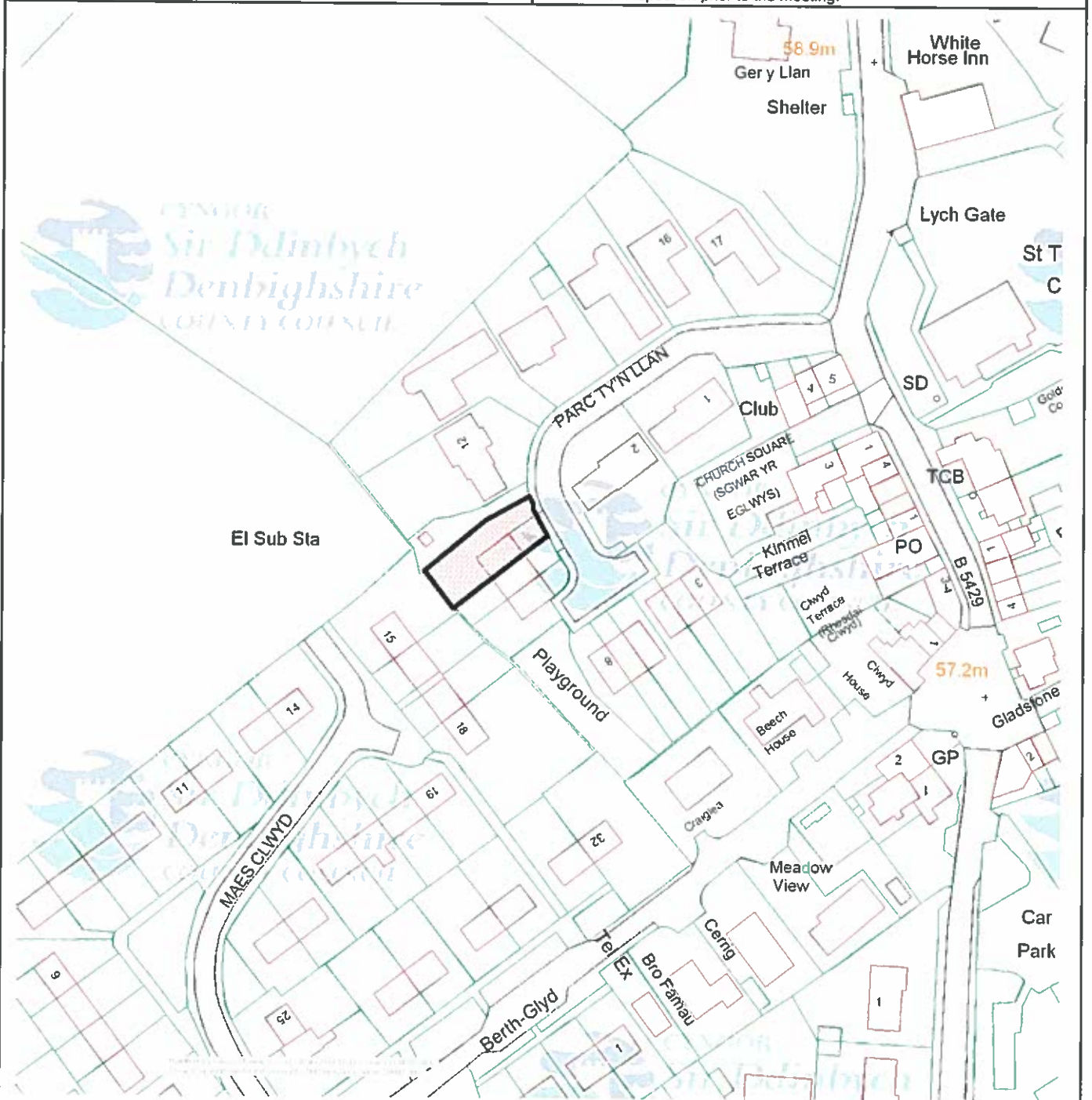
 Application Site



Date 29/4/2014 Scale 1/1250

Centre = 310685 E 365050 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



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© Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.



Date 18/3/2014

Scale 1/250

Centre = 310679 E 365047 N

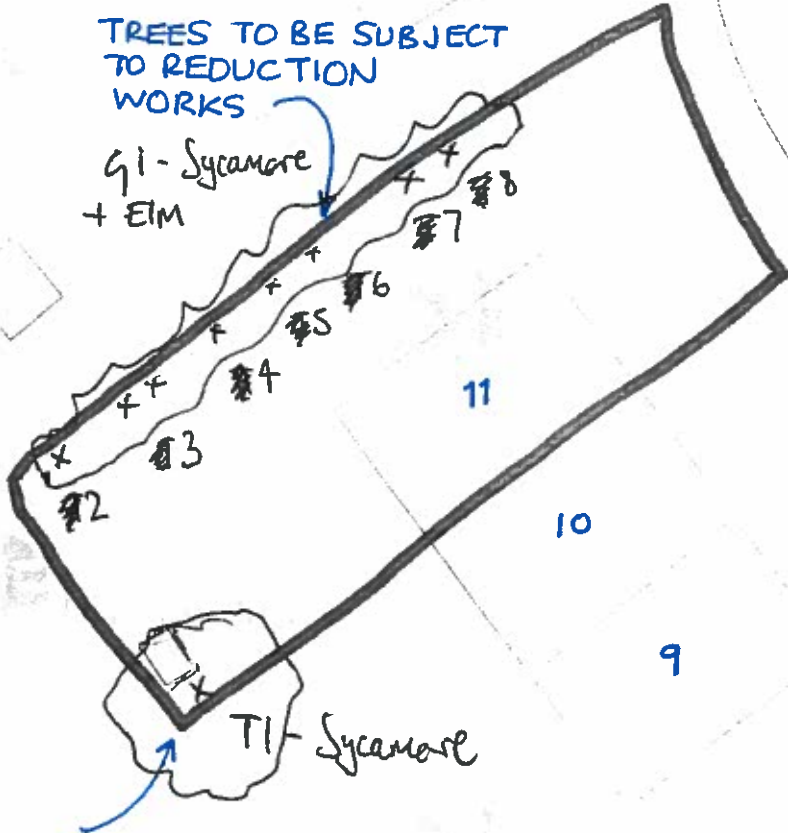


CYNGOR  
Sir Ddinbych  
Denbighshire  
COUNTY COUNCIL

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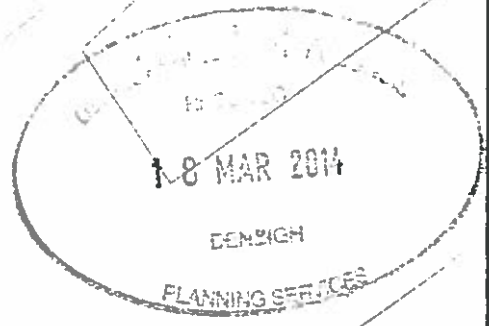
TREES TO BE SUBJECT  
TO REDUCTION  
WORKS

G1 - Sycamore  
+ Elm



PARC  
TYN  
LLAN

TREE TO  
BE FELLED



Playgrou

8

**ITEM NO:** 3  
**WARD NO:** Llandyrnog  
**WARD MEMBER(S):** Councillor Mefyn Parry  
**APPLICATION NO:** 18/2014/0303/ TP  
**PROPOSAL:** Felling of sycamore tree No. T1 and 30 per-cent canopy reduction of sycamore and elm trees in Area G1 shown on the plan annexed to the Glyndwr District Council Tree Preservation Order 1996  
**LOCATION:** 11 Parc Tyn Llan Llandyrnog Denbigh  
**APPLICANT:** Mrs Adie Griffin  
**CONSTRAINTS:** Tree Preservation Order  
**PUBLICITY UNDERTAKEN:** Site Notice - NoPress Notice - NoNeighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**

**Scheme of Delegation Part 2**

- Application submitted by relative of member of staff of Planning Service

**CONSULTATION RESPONSES:**

LLANDYRNOG COMMUNITY COUNCIL  
"No objection. Will be great improvement"

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES  
Tree Consultant

Removal of Sycamore acceptable subject to suitable replacement and other works to group of trees subject to conditional limitations

**RESPONSE TO PUBLICITY:** None

**EXPIRY DATE OF APPLICATION:** 12/05/2014

**REASONS FOR DELAY IN DECISION (where applicable):**

- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

**1.1 Summary of proposals**

1.1.1 The proposal is to fell 1no. Sycamore which is subject to Tree Protection Order (TPO) and works to a number of trees which are subject of a group TPO.

1.1.2 The proposals are considered necessary as the Sycamore is considered to have an overbearing impact on adjacent small rear gardens, severely restricting light, and is not considered to make a significant contribution to the character of the area. The other works are proposed as good practice to keep the trees in good condition and in scale with their location.

**1.2 Description of site and surroundings**

1.2.1 The trees are located in the rear garden of a two storey dwelling located on a residential estate within the village of Llandyrnog.

1.3 Relevant planning constraints/considerations

1.3.1 The trees are subject of Tree Preservation Orders.

1.4 Relevant planning history

1.4.1 Permission for various works to TPO protected trees has been granted in 2008.

1.5 Developments/changes since the original submission

1.5.1 None

1.6 Other relevant background information

1.6.1 None

**2. DETAILS OF PLANNING HISTORY:**

Various applications relating to the residential development of the estate.

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 Supplementary Planning Guidance  
SPG 6 - Tree and Development

3.2 Government Policy / Guidance  
Planning Policy Wales Edition 6 February 2014  
Technical Advice Note 10 - Tree Preservation Orders

**4. MAIN PLANNING CONSIDERATIONS:**

4.1 The main land use planning issues in relation to the application are considered to be:

4.1.1 Impact on Amenity Value

4.2 In relation to the main planning considerations:

4.2.1 Impact on Amenity Value

Tree Protection Orders are made on the basis of an assessment of the amenity value of the trees. Therefore assessment of the application to fell or undertake works to trees subject of a TPO must be restricted to an assessment of the amenity value of the tree(s).

The Community Council have advised that they consider the application to represent an improvement. The Tree Consultant considers that felling of the Sycamore is acceptable due to its limited contribution to the amenity of the locality due to its size and location. It is also advised that a replacement to the front of the property would be a better location for a suggested replacement. The works to the trees within the group TPO are stated as being acceptable subject to controls over the extent of the works.

Having regard to the above it is not considered that the proposed removal/works would have an unacceptable impact in relation to amenity, subject to appropriate conditional controls.

**5. SUMMARY AND CONCLUSIONS:**

5.1 The proposals are considered acceptable and are recommended for grant.

**RECOMMENDATION: GRANT** - subject to the following conditions:-

1. The work shall be completed within 24 months of the date of consent unless the Local Planning Authority agrees to an extension of this period in writing.
2. Within the first available planting season (November to March inclusive) following the felling or substantial felling of the sycamore (T1) a replacement tree shall be planted in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
3. Notwithstanding the details of the application the canopies of the group of sycamores (3-8) shall not be reduced by more than 20%.
4. Notwithstanding the details of the application the tree works to the elm (2) shall be confined to the removal of the four lowest branches over the neighbouring garden.

The reason(s) for the condition(s) is(are):-

1. To ensure the work is carried out within a reasonable period.
2. In the interest of amenity.
3. In the interest of amenity.
4. In the interest of amenity.

**NOTES TO APPLICANT:**

You are advised that all works shall be carried out by a competent tree surgeon in accordance with British Standard Recommendations for Tree Work BS 3998:2010.