

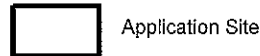


CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

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Heading:
43/2012/0143/TP
20c Bryntirion Drive
Prestatyn

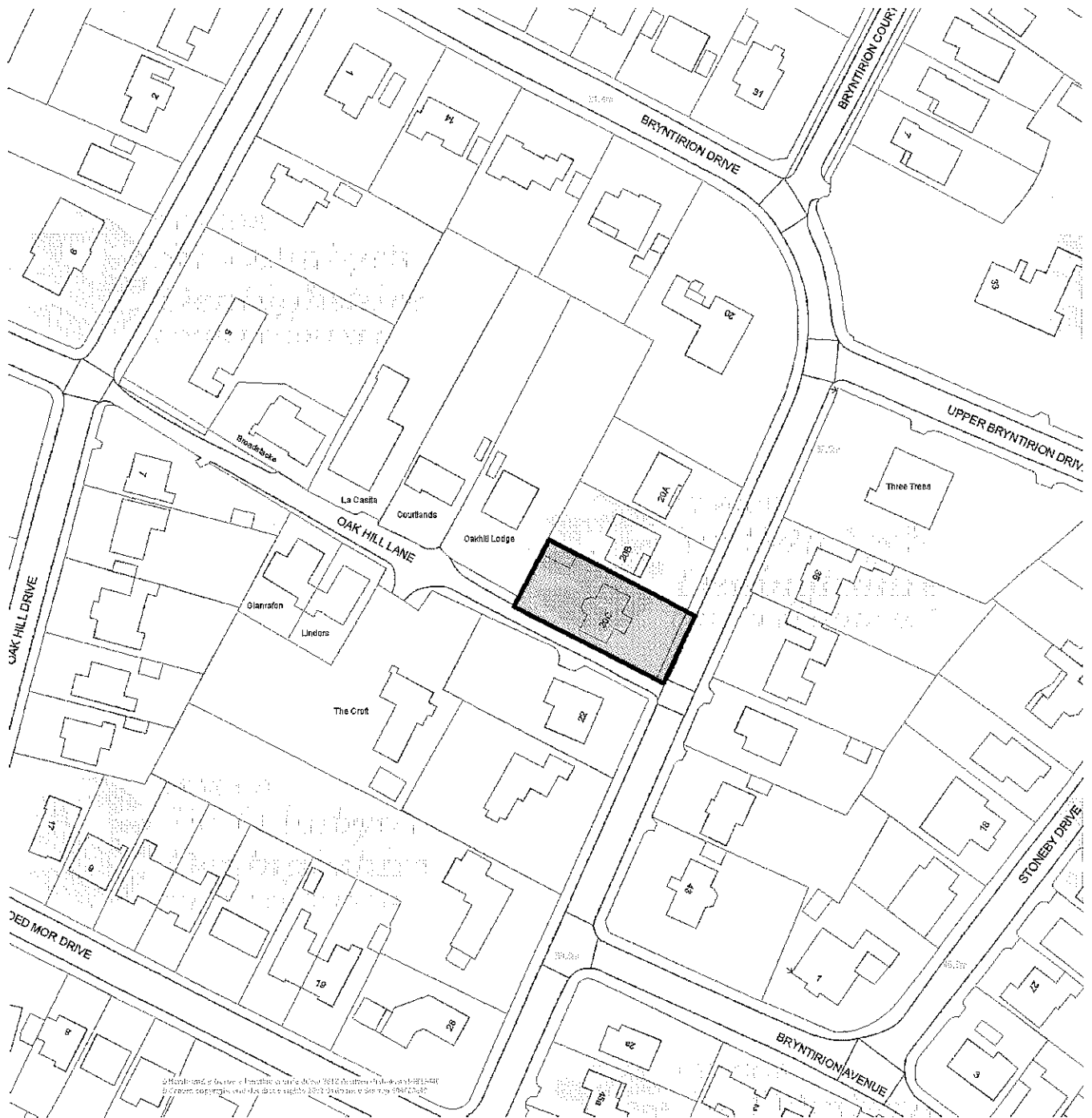


Date 16/5/2012
Centre = 306855 E 382152 N

Scale 1/1250



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.

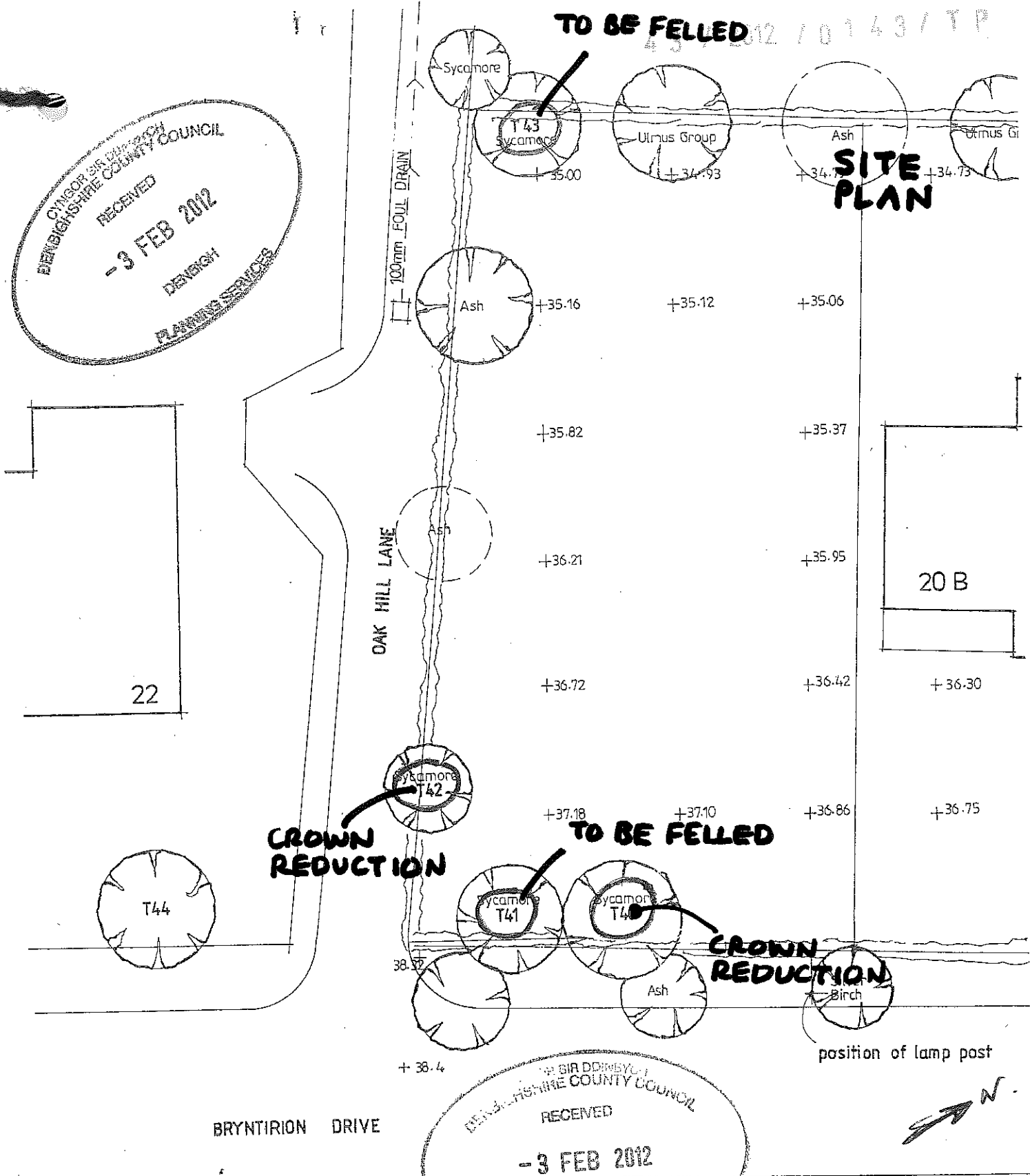


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 DENBIGH
 PLANNING SERVICES

TO BE FELLED 4372012 / 0143 / TP

SITE PLAN



CROWN REDUCTION

TO BE FELLED

CROWN REDUCTION

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 PLANNING SERVICES

LAYOUT PLAN. (20c)

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PP - 01804160

TP015 40-43

Parry Davies

PROJECT TITLE
Land off Bryntirion Drive,

DRWG TITLE
Site Layout as Existing

4 Bridge Street, Denbi

DXR

ITEM NO: 4

WARD NO: Prestatyn Central

APPLICATION NO: 43/2012/0143/ TP

PROPOSAL: Felling of 2 No. Sycamore trees numbered T41 & T43 and crown reduction by 25 per-cent of 2 No. Sycamore trees numbered T40 & T42 on the plan annexed to the Borough of Rhuddlan (Woodland Park Prestatyn) Tree Preservation Order No. 3, 1985 and replanting with British species, i.e. Silver Birch

LOCATION: 20c Bryntirion Drive Prestatyn

APPLICANT: Mr Peter Bramwell

CONSTRAINTS: Tree Preservation Order
Article 4 Direction

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2**

- Recommendation to grant – Town Council objection

CONSULTATION RESPONSES:

PRESTATYN TOWN COUNCIL

“Only dangerous, diseased or trees causing structural damage should be removed. Any reduction work should be done after nesting season”

FORESTRY AND WILDLIFE ADVISORY GROUP (FWAG)

Accepts that this is an area with an abundance of mainly mature trees and that the removal of a couple of trees will not have a major impact. This is an opportunity to establish some young trees which will help to ensure some degree of continuity of tree cover in the long term.

EXPIRY DATE OF APPLICATION: 29/03/2012

REASONS FOR DELAY IN DECISION (where applicable):

- re-consultations / further publicity necessary on amended plans

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposals are for the felling of 2no. Sycamores to be replaced by 2no. Silver Birch and the crown reduction of 2no. Sycamores which are all subject of Tree Preservation Orders. The trees are within a private garden of a property on the junction of Bryntirion Drive and Oak Hill Lane.

1.1.2 The covering letter and forms argue that the trees are out of scale for their position in the garden, and seriously inhibit the growth of other planting and grass in their vicinity.

1.1.3 The proposals are to replace the Sycamores with trees native to Britain, hence the choice of Silver Birch.

1.2 Description of site and surroundings

1.2.1 The trees are within a garden of a residential property in an established residential area of Prestatyn.

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 The sections records indicate various applications for crown reduction of the protected trees.

1.5 Developments/changes since the original submission

1.5.1 The original application was to fell all 4no. trees, but this has been amended following consultation with the tree specialist (FWAG).

1.6 Other relevant background information

1.6.1 The application is presented to Committee due to Town Council's objections to the proposals.

2. DETAILS OF PLANNING HISTORY:

2.1 Erection of three detached two storey four bedroom dwelling houses Granted 28/07/1987

2.2 25% reduction of 2 no. Sycamore and 1no. Maple GRANTED 02/06/2005.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
Policy ENV 7 - Landscape/Townscape Features

3.2 Supplementary Planning Guidance
SPG 6 - Trees and Development

3.3 GOVERNMENT GUIDANCE
Technical Advice Note 10 - Tree Preservation Orders (1997)
Planning Policy Wales (February 2011)

4. MAIN PLANNING CONSIDERATIONS:

4.1 The main land use planning issues are considered to be:

- 4.1.1 Principle
- 4.1.2 Impact on visual amenity

4.2 In relation to the main planning considerations:

- 4.2.1 Principle
No specific issues of principle are involved here as the relevant legislation requires that assessment of proposals for works to trees must be made on visual amenity grounds only.

4.2.2 Impact on visual amenity

Policy ENV7 requires that development should be designed to retain features such as trees and development which would harm these features will only be permitted where appropriate mitigation measures are taken.

Concerns have been raised by the Town Council that only trees which are dangerous, dying or causing structural damage should be removed and these concerns are duly noted. The case for removal of 2no. and crown reduction of 2 others is based on the size of trees and impact on other planting, which are legitimate grounds for consenting to the works. As advised above, assessment must be made against the impact on visual amenity. It is considered by FWAG that the removal of the 2no. Sycamores presents an opportunity to provide a degree of continuity of tree cover over time due to the proposed replanting, based on the extent of tree cover already established in the locality. The adequacy of this replanting, e.g. ensuring sufficiently mature replacements, could be reasonably secured by condition.

Officers consider that the opportunity to establish continuity in tree cover in the long term would provide satisfactory mitigation subject to adequate maturity of replanting being secured by appropriately worded condition. It is also considered that the extent of crown reduction is reasonable and will have no unacceptable impact in relation to visual amenity. The proposals are therefore not considered likely to have an unacceptable impact in terms of visual amenity, in particular given the existence of a number of protected trees in close proximity.

5. SUMMARY AND CONCLUSIONS:

- 5.1 It is not considered that the proposed works would have an unacceptable impact in relation to visual amenity and they are therefore recommended for grant, subject to inclusion of a condition to secure adequate replacements.

RECOMMENDATION: GRANT - subject to the following conditions:-

1. Full details of the replacement trees including the exact location and size shall be submitted to and approved in writing by the Local Planning Authority and shall be planted in the first planting season after felling.

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

1. In the interests of the visual amenities of the locality.

NOTES TO APPLICANT:

All works should be undertaken in accordance with BS 3998:2010 - Tree Work Recommendations and all works should be undertaken outside of bird nesting seasons in accordance with this guidance