

APP 11

Application Number: 12/01587/TPO

Tree preservation order consent to fell one Horse Chestnut tree (T11) to ground level

**AT 32 Hengistbury Lane, Tattenhoe, Milton Keynes
FOR Mrs Iris Harvey**

Target: 28th September 2012

Ward: Emerson Valley

Parish: Shenley Brook End & Tattenhoe
PC

Report Author/Case Officer: Mr Christie Megson

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Head of Team: Jackie Fox

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1.0 INTRODUCTION

1.1 The Site

The application site is located in the garden Howe Park House, a large detached property situated in a residential area of Tattenhoe. The tree in question is located to the immediate northeast of Howe Park House. Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

1.2 The Proposal

Tree preservation order consent to fell one Horse Chestnut Tree (T11). Details of the proposal as described above can be seen in the plans appended to this report.

2.0 RELEVANT POLICIES

2.1 National Policy

National Planning Policy Framework paragraphs:

118: conserving and enhancing biodiversity.

14: presumption in favour of sustainable development.

3.0 MAIN ISSUES

3.1 The impact on the character and appearance of the area and the health of the tree. The Arboricultural Officer has analysed this proposal and has deemed it as the most appropriate action to take.

4.0 RECOMMENDATION

4.1 It is recommended that tree preservation order consent is granted.

5.0 CONSIDERATIONS

- 5.1 The Horse Chestnut Tree in question is in poor health and has required frequent attention to maintain. This work is deemed to have contributed to the deterioration of the tree. Due to the tree not being visible from the public realm, it is not considered the tree's amenity value is sufficient to justify its retention when it is in such poor health, and would require major work to maintain it in a safe condition. It is therefore considered that, on balance, the felling of the Horse Chestnut tree is acceptable and it is recommended that TPO consent is granted.

A1.0 RELEVANT PLANNING HISTORY

A1.1 None.

A.20 CONSULTATIONS AND REPRESENTATIONS

Comments

A.21 Landscaping Services

No objection:

The tree in question, T11 as described on the Tree Preservation Order is described as over mature. Given the trees obvious condition I would agree with this. The tree is infected with the Bleeding canker disease leaf blotch and leaf miner. This in conjunction with the frequent surgery that the tree has required over the years has probably hastened its demise.

Retaining the tree in a safe condition would require such a major reduction that it would not have a sufficient amenity value to warrant it's retention in my opinion.

Shenley Brook End & Tattenhoe Parish Council

Our Planning & Environment Committee met last night and members of the committee requested I inform you that they wish to object to the above subject matter.

Members object to the felling of this tree and believe the TPO should remain in place.

This resident has applied for planning permission on several occasions over the last couple of years to have this tree removed.

We have noted the comments on the Arboricultural Report but would still like to raise our objection.

Officer Response

See paragraph 5.2 of considerations section.

Local Residents

No responses were received.

The occupiers of the following properties were notified of the application:

- 16 Blyth Court Tattenhoe Milton Keynes
- 15 Blyth Court Tattenhoe Milton Keynes
- 14 Blyth Court Tattenhoe Milton Keynes
- 13 Blyth Court Tattenhoe Milton Keynes
- 5 Oldcastle Croft Tattenhoe Milton Keynes
- 4 Oldcastle Croft Tattenhoe Milton Keynes
- 3 Oldcastle Croft Tattenhoe Milton Keynes
- 6 Linney Court Tattenhoe Milton Keynes
- 5 Linney Court Tattenhoe Milton Keynes
- 36 Hengistbury Lane Tattenhoe Milton Keynes
- 34 Hengistbury Lane Tattenhoe Milton Keynes