

DELEGATED DECISION REPORT

APPLICATION NUMBER

161787

2 Church Green, Kingsland, Leominster, HR6 9AW

CASE OFFICER: Mr Andrew Cunningham

DATE OF SITE VISIT: 22.06.16.....

Relevant Development National Planning Policy Framework – part 11.
Plan Policies: Herefordshire Local Plan – policies LD1, LD3

Relevant Site History: N/a

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Transportation					
Historic Buildings Officer					
Ecologist/Landscape Officer					
Environmental Health					
Environment Agency					
Forward Planning					
PROW					
Neighbour letter/ Site Notice					
Other					
Local Member	X				

PLANNING OFFICER'S APPRAISAL:

Site description and proposal: The site is a communal area of planted trees and shrubs adjacent to an existing access drive.

The proposals are to fell 1 x Red Oak tree within this area.

Representations: Kingsland Parish Council have no objection.

Pre-application discussion: N/a

Constraints: Conservation area

Appraisal: The Red oak tree is located in very close proximity to the adjacent property (The Old House). It is considered that the tree could be reduced so that it could co-exist with the dwelling. However, a canopy reduction would have a significant impact on the amenity of the tree and could contribute to future management issues.

Although the tree is quite significant within the local street scene, it is considered that its overall longevity is limited by its location and close proximity to the adjacent dwelling.

I consider that on this occasion, it would be inappropriate to serve a TPO on this tree because of the reasons highlighted above.

Therefore, I have no objection to the tree being removed.

RECOMMENDATION: PERMIT ☒ REFUSE ☐

Informatives: Although not enforceable, the applicant should give consideration to the re-planting of an appropriate replacement tree to mitigate the loss of the tree to the local street scene.

AC

Signed: Dated: 29.06.16.....

TEAM LEADER'S COMMENTS:

DECISION: PERMIT ☒ REFUSE ☐

Y

Signed: Dated: 07/07/2016.....