

<b>Item D. 3</b>	<b>06/00014/TPO</b>	<b>Consent for Tree Works</b>
<b>Case Officer</b>	<b>Miss Lyndsey Cookson</b>	
<b>Ward</b>	<b>Euxton North</b>	
<b>Proposal</b>	<b>Removal of 4 trees, crown lifting of 2 trees and pruning of 2 trees covered by TPO 6 (Euxton) 1980,</b>	
<b>Location</b>	<b>Footpath Adjacent 89 Runshaw Lane Euxton</b>	
<b>Applicant</b>	<b>Chorley BC Service Group</b>	
<b>Proposal</b>	<p>This application proposes the removal of three oak trees and one sycamore tree, crown lifting of one oak and one sycamore tree, and pruning of one oak and one horse chestnut tree covered by TPO 6 (Euxton) 1980.</p> <p>The trees are located along a public footpath adjacent to 89 Runshaw Lane. They are sited amongst a group of protected trees of various species. These trees are a prominent feature within the street.</p> <p>The applicant wishes to remove the four trees as they are either dead, growing out over the pavement, growing into an adjacent tree and only a 3m high stump is left. Reasons for crown lifting are the canopy being down to the ground and the removal of epicormic growth. Pruning works are required due to a large limb over a neighbouring garden which represents a safety hazard, and encroachment onto a neighbouring house.</p>	
<b>Policy</b>	Policy EP9 in the Adopted Chorley Borough Local Plan Review relates to trees and woodlands.	
<b>Planning History</b>	There have been three previous planning applications for pruning of various trees within the grouping. One application (9/98/00701) was approved, one (9/98/00748) was withdrawn, and one (9/02/00825) was refused due to insufficient special reasons to justify the works.	
<b>Consultations</b>	<p>The Council's Arboricultural Officer makes the following comments:</p> <ul style="list-style-type: none"> <li>• The area is overgrown and requires work to bring it up to standard.</li> <li>• There is the fear factor for some residents of having a large limb overhanging their garden from the large oak tree (T3) after a similar one snapped within the last two years.</li> </ul>	
<b>Representations</b>	One petition received signed by residents of four neighbouring properties on Glencroft in support of the application.	

## Assessment

One letter of objection received – the trees provide an attractive amenity value, effect on character of the area, and detrimental impact to wildlife.

The Council's Arboricultural Officer has advised that the proposed tree works would go some way to starting the process of bringing the area up to standard. With regards to the large oak tree (T3), because of the potential hazard, approval is recommended.

The main issues to consider are the health and visual contribution the trees make to the area and whether appropriate replacement planting can be provided.

The various works will not have a significant impact on the amenity value of the trees. The works will however improve an area which is overgrown, and reduce a potential safety hazard from the large oak tree.

The applicant will replace the trees with three oak trees in the gaps created.

I recommend that consent is granted.

## Recommendation: Consent for Tree Works Conditions

1. The tree works for which consent is hereby granted are as specified below only, namely:-
  - Oak Tree identified as T1 on the approved site plan – Remove
  - Oak Tree identified as T3 on the approved site plan – Removal of large limb on house side over property
  - Oak Tree identified as T5 on the approved site plan – Remove
  - Sycamore Tree identified as T6 on the approved site plan – Remove
  - Oak Tree identified as T7 on the approved site plan – Crown lift to 4m
  - Sycamore Tree identified as T10 on the approved site plan – Crown raise to 4m
  - Oak Tree identified as T11 on the approved site plan – Remove
  - Horse Chestnut Tree identified as T18 on the approved site plan – Pruning on house side by up to 2m.

*Reason: To define the consent, to safeguard the appearance and health of the tree(s) and in accordance with Policy No. EP9 of the Adopted Chorley Borough Local Plan Review.*

2. The replacement tree planting shall be carried out in accordance with the approved details within nine months of the tree felling.

*Reason: To safeguard the visual amenity of the area and in accordance with Policy No. EP9 of the Adopted Chorley Borough Local Plan Review.*

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