

REPORT SUMMARY

REFERENCE NO - 19/502875/TPOA		
APPLICATION PROPOSAL TPO Application to T1 Lime: Lift to 5m over property to give clearance.		
ADDRESS 6 Calehill Close Maidstone ME14 5QQ		
RECOMMENDATION Permit with conditions		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed works are considered appropriate arboricultural management		
REASON FOR REFERRAL TO COMMITTEE It is a Maidstone Borough Council application for works to a protected tree.		
WARD East	PARISH/TOWN COUNCIL Unparished	APPLICANT Mr Nigel Holman AGENT Caroline Everest
DECISION DUE DATE 30/07/19	PUBLICITY EXPIRY DATE 03/07/19	OFFICER SITE VISIT DATE 12/06/19
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):		
None		

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The tree is growing on Maidstone Borough Council land situated between Calehill Close and Sittingbourne Road.
- 1.02 The tree is subject to Tree Preservation Order No.8 of 2005, being located within Group G1 of the Order.

2.0 PROPOSAL

- 2.01 The proposed work is crown lifting (removal and pruning of lower branches) to give a clearance of 5 metres above ground level.

3.0 POLICY AND OTHER CONSIDERATIONS

3.01 Government Policy:

National Planning Policy Framework February 2019

Ministry of Housing, Communities & Local Government, Planning Practice Guidance, Tree Preservation Orders and trees in conservation areas, March 2014

3.02 Local Policy:

Maidstone Borough Local Plan October 2017 - Policy DM 3

Maidstone Landscape Character Assessment (March 2012 amended 19 July 2013) and Supplement (2012- Saved Sections of the Landscape Character Assessment and Landscape Guidelines 2000)

3.03 Compensation:

In some circumstances, a refusal of consent to carry out works to trees subject to a Tree Preservation Order can result in a claim for compensation for loss or damage arising within 12 months of the date of refusal. The application does not indicate that any loss or damage is anticipated if the application is refused and as Maidstone Borough Council is the applicant, a compensation claim would not arise as a direct result of refusal.

4.0 LOCAL REPRESENTATIONS

4.01 **Local Residents:** One neighbour made comments neither objecting to or supporting the Planning Application raising the following issue:

“The tree identified on the plan is against my boundary. I don't believe this is the Lime tree that is the subject of the application”

The applicant has confirmed that the tree identified on the plan is correctly identified as the tree subject to the application for works.

5.0 CONSULTATIONS

5.01 No responses received

6.0 APPRAISAL

Main Issues

6.01 The key issue for consideration relates to:

- Whether the proposed works are appropriate management

Appraisal of the tree

6.02 Contribution to public visual amenity:
Reasonable – limited views only/partially blocked by other features

Condition:
Good – no significant defects noted

Useful life expectancy:
Very Long - with an estimated remaining life expectancy of at least 40 Years

6.03 The tree is a single-stemmed, semi- mature Lime tree reaching approximately 15 metres in height, with an estimated main stem diameter of 50cm and radial crown spread of 5 metres. It appears to be in good health and condition with no significant defects noted during inspection. It is growing amongst a group of taller Poplar trees and is partially obscured from view as a result. It is, however, an important component of the group and likely to significantly outlive the Poplar trees and will therefore be important to provide ongoing mature tree cover when the Poplars reach the end of their safe useful life.

Impact of the proposed works

- 6.04 The proposed crown lifting works will not result in unacceptably large pruning wounds. The extent of the crown lifting proposed equates to approximately one third of the total tree height and is not considered to be excessive. Such works are best carried out before trees are fully mature to avoid larger wounds. The proposed work is therefore considered to accord with current good practice recommendations for tree works. Given the location of the tree and the surrounding vegetation, the visual impact of the works is likely to be low.

7.0 CONCLUSION

- 7.01 The proposal is unlikely to be detrimental to the long term health of the tree or its contribution to amenity. It is therefore considered to be appropriate arboricultural management.

8.0 RECOMMENDATION

PERMIT Subject to the following condition:

- (1) All works hereby permitted shall be carried out in accordance with the provisions of the current edition of BS 3998 by a competent person;

Reason: To ensure the work complies with good arboricultural practice to safeguard the longevity, amenity and nature conservation value of the tree/s and its/their contribution to the character and appearance of the local area

INFORMATIVES

- (1) Works to trees could result in disturbance to wild animals, plants and important wildlife sites protected by law. Therefore, the works hereby permitted should be carried out in a manner and at such times to avoid disturbance. Further advice can be sought from Natural England and/or Kent Wildlife Trust.