

AT/2016/0142 Officer report
68 Barcombe Heights, Paignton
Case officer: L Marshall

Tree work application officer report

Application Number AT/2016/0142	Site address 68 Barcombe Heights Paignton Torbay TQ3 1PT
Case Officer Lee Marshall	Ward Preston

Executive Summary

T1- oak- target prune x 2 branches from the tree, which are located over the palm trees on site, back to parent stem.

Reason- branches from the oak are conflicting with the palm resource on site. Works are being undertaken to reduce the conflict and reduce the dominance to the palms. The specified works are considered to be low impact on the trees health and aesthetic value.

Recommendation

Approval with condition

Site Details

T1 mature English Oak is within the grounds of and to the South West of a newly completed property known as 68 Barcombe Heights .

Secondary limbs extend adjacent to and in places through the crown of 3 mature Torbay Palm trees.

Relevant history

Area TPO 1979.03 A1, Preston Area, Paignton is in place upon this site.

Please note the property is of recent construction within the now sub-divided grounds of 66 Barcombe Heights. Ref: P/2010/0967

Detailed Proposals

The applicant seeks consent to prune the noted limbs back to their parent stems to allow space for continued palm growth and to reduce the dominance of those oak limbs growing through the palms.

The key issue to be considered is the impact that the works would have upon the contributions made by T1 to the public visual amenities of the local and wider landscape.

The removal of the branches is likely to improve the spatial (hence visual) relationship between T1 and the palm trees. Removal of the branches will result in a minor reduction in the visual amenity of local public viewpoints but this will be offset by enhanced amenities to the wider public realm contributed by the palm trees whose crowns will be more visible.

This application has been included on the agenda because the applicant is a member of staff.

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Proposed Conditions

1. All approved pruning works are required to be undertaken in their entirety in accordance with B.S.3998 2010 Tree Work – Recommendations

Reason

To ensure all works are undertaken in accordance with current industry best practise as detailed within B.S.3998 2010 Tree Work – Recommendations

Conclusion

The proposed works are considered to be appropriate for approval. They would not impact upon the public visual amenities of the local and wider landscape.

Relevant Planning Policies

The Town and Country Planning (Tree Preservation)(England) Regulations 2012

DCLG - Planning Practice Guidance - Tree Preservation Orders and Trees in Conservation Areas