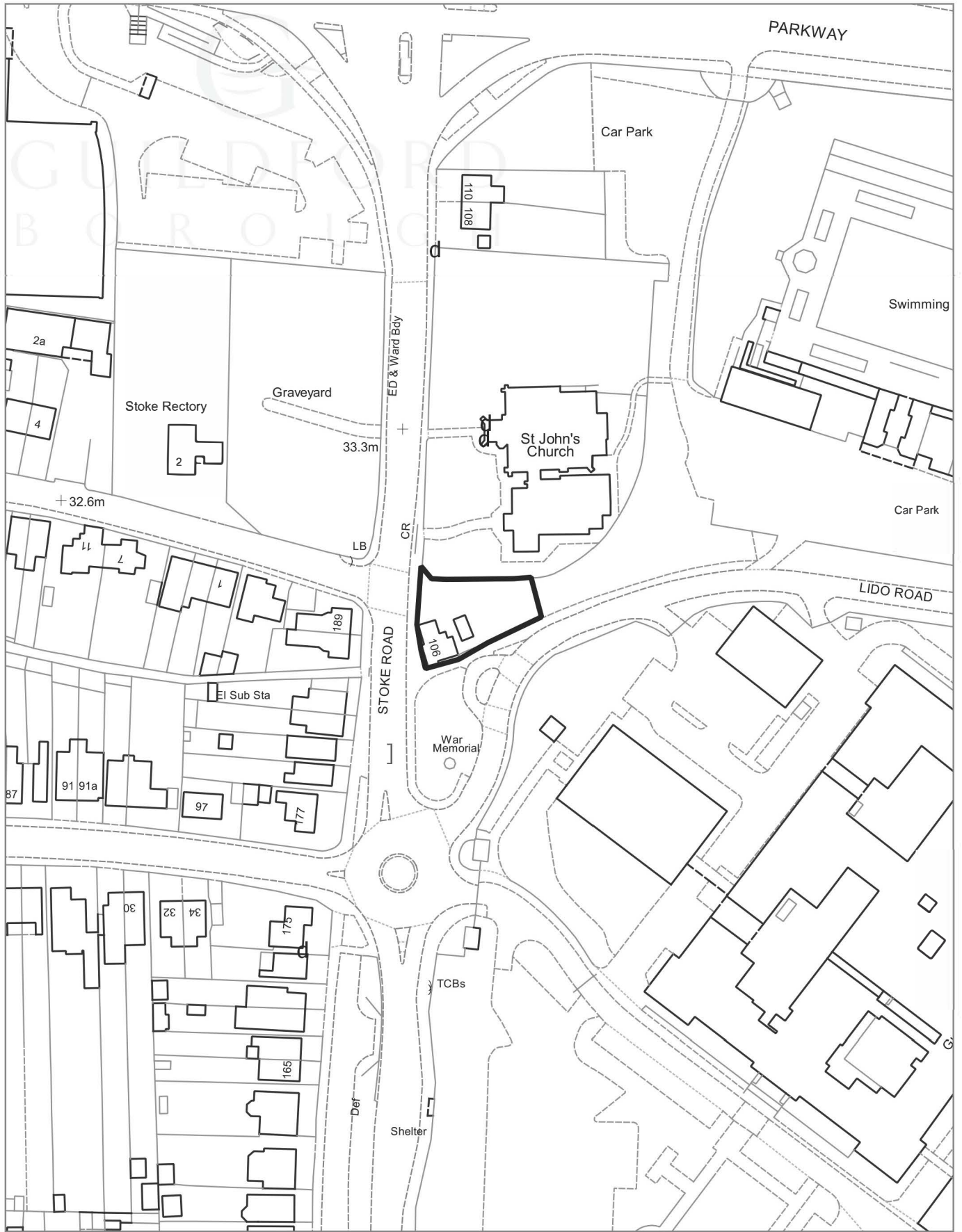


20/T/00155 - 106 Stoke Road, Guildford



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Print Date: 17/08/2020

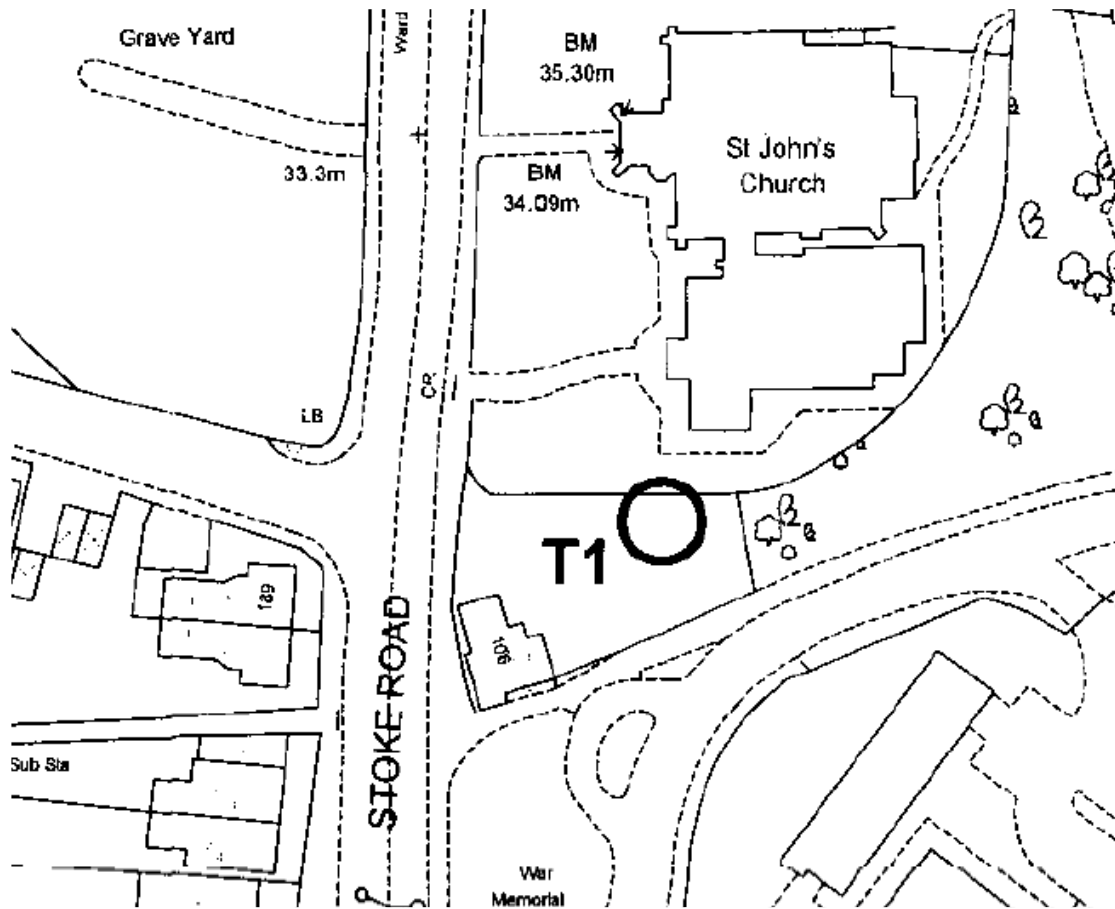


Not to Scale



GUILDFORD
BOROUGH

20/T/00155 106 Stoke Road, Guildford



Not to scale

App No: 20/T/00155

8 Wk Deadline: 10/08/2020

Appn Type: Tree Preservation Order

Case Officer: Tim Holman

Parish: Christchurch

Ward: Christchurch

Agent : Mr Kendall
ARIK Design and
Developments Ltd
41A Burley Road
Bockhampton
Christchurch
BH23 7AJ

Applicant: Mr Kendall
ARIK Design LTD
106
Stoke Road
Guildford
GU1 1HB

Location: 106 Stoke Road, Guildford, GU1 1HB

Proposal: Yew (T1) - crown lift to a height of no more than 3 metres above ground level to provide better ground level clearance and light penetration beneath the crown for improved enjoyment of the garden area. The crown lift will be achieved by removing or cutting back small lower branches no bigger than 25mm diameter at branch attachment (TPO P1/201/504).

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because more than 20 letters of objection have been received, contrary to the Officer's recommendation.

Key information

The application relates to a Yew Tree protected by TPO P1/201/504.

Summary of considerations and constraints

The works to the tree would be minor in nature and have no negative arboricultural implications and would not affect the amenity value of the tree.

RECOMMENDATION:

Tree Works Approved With Conditions - subject to the following condition(s) and reason(s) :-

1. The tree works hereby consented must be completed within two years of the date of this permission and shall be carried out in accordance with the approved details.

Reason: To ensure the tree works are carried out within a reasonable timescale, taking into account the current health and condition of the tree and its circumstances.

2. The tree works shall be carried out in accordance with the British Standard 3998:2010 Tree Work - Recommendations.

Reason: To ensure the tree works are carried out to an appropriate standard.

Informatives:

1. All works hereby consented should be carried out by a suitably qualified and insured tree surgeon. A copy of the decision notice should be given to the Tree Surgeon.
2. Deadwood may be removed at any time without an application.
3. Please be advised that the Wildlife and Countryside Act 1981 as amended, the Countryside and Rights of Way Act 2000 and The Conservation of Habitats and Species Regulations 2017 protect ALL wild birds, their nests (whether in use or being built) and eggs and other wild animals including bats and their roosts in or adjacent to trees.

Officer's Report

Site description.

The tree which is the subject of this application is an early-mature Yew tree situated in the garden of the property 106 Stoke Road, Guildford. It is located on the northern boundary adjacent to St John's Stoke Church. The majority of the crown of the tree is visible from Stoke Road, Lido Road and Joseph's Road. The tree is afforded Tree Preservation Order protection by way of TPO 2 of 2004.

Proposal.

Yew (T1) - crown lift to a height of no more than 3 metres above ground level to provide better ground level clearance and light penetration beneath the crown for improved enjoyment of the garden area. The crown lift will be achieved by removing or cutting back small lower branches no bigger than 25mm diameter at branch attachment (TPO P1/201/504).

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
20/T/00155	Yew (T1) - crown lift to a height of no more than 3 metres above ground level to provide better ground level clearance and light penetration beneath the crown for improved enjoyment of the garden area. The crown lift will be achieved by removing or cutting back small lower branches no bigger than 25mm diameter at branch attachment (TPO P1/201/504).	Pending	N/A

20/P/00663	Erection of a detached double garage and garden store following demolition of existing carport and garden shed.	Withdrawn 24/06/2020	N/A
20/P/00080	Certificate of lawfulness for a proposed use to establish whether the stationing of a mobile home for use as a residential annexe would be lawful.	Approve 13/03/2020	N/A
19/P/01926	Certificate of lawfulness for a proposed use to establish whether the stationing of a mobile home for use as a residential annexe would be lawful.	Refuse 10/12/2019	N/A
19/W/00066	Prior notification for a single storey 8 metre rear extension, 3 metres in height with an eaves height of 2.7 metres.	Approve 24/09/2019	N/A
18/W/00107	Prior notification for a single storey 5 metre extension, 4 metres in height with an eaves height of 2.3 metres high	Refuse 06/11/2018	N/A
15/P/00104	Proposed detached two storey dwelling and detached double bay garage (amended description 05/02/2015).	Non Determination 01/09/2015	DISM 11/01/2016
07/P/02676	Outline application for erection of a terrace of four, three storey houses following demolition of existing house.	Refuse 21/02/2008	DISM 01/12/2008
02/P/00097	Erection of detached double garage.	Refuse 08/05/2002	N/A

Consultations.

No consultation responses received.

Third party comments:

Twenty-four letters of representation have been received, raising very similar concerns, with the majority in regard to the potential harm to the health of the tree that the crown raise may cause. In detail they are:

- Pruning is an unnecessary intervention and the resulting wounds could allow a number of diseases to affect the health and survival of the tree.
- Tree is of high public amenity, a crown/pruning rise to 3m would harm the public amenity of the Yew.
- Improved enjoyment of the garden is not a strong reason to crown lift the tree, and negatively impact the amenity of Guildford residents and visitors alike.
- Pruning is unnatural process which comes with a degree of risk and as such should not be undertaken without it being absolutely necessary. Pruning wounds can expose a tree to a

large number of different diseases that can seriously effect a tree's health, safety and survival, with older trees being more susceptible than younger ones.

- 3m would be out of keeping with crown heights of all the TPO churchyard Yews.
- The proposed crown lift is likely to stress the tree considerably, and make it vulnerable to pests, disease and less able to cope with drought. It will also totally change its appearance, much for the worse: it is presently an attractive part of the immediate area.

Planning considerations.

The main planning considerations in this case are the impact of the proposed works on the health and vigour of the tree and the amenity value provided by the tree.

The Council Tree Officer first visited the site of the 7th July 2020 and viewed and examined the tree from ground level.

The proposed description of the very limited, minor works, advised by the arboricultural consultancy firm CBA Trees Ltd, which were :

Yew, crown lift to a height of no more than 3m above ground level to provide better ground level clearance and light penetration beneath the crown for improved enjoyment of the garden area. The crown lift will be achieved by removing or cutting back small , lower branches no bigger than 25mm diameter at branch attachment.

The Yew would be best described as 'early-mature' and appears both healthy and stable and is showing no obvious signs of disease or decay.

It has a reasonable spreading crown that extends over the lawn and shed structure of 106 Stoke Road and also over the grounds of the adjacent church. It should be noted that the grounds of the church are approximately 1 metre higher than the garden of 106 Stoke Road.

It is a stand-alone specimen on the eastern side of Stoke Road, with seven Yew trees within the churchyard on the western side of Stoke Road.

The garden of the property is surrounded by 1.8 metres high fencing on all sides apart from the church which is separated by a 1metre high retaining wall.

The fencing limits the view of the tree from the public realm to the crown and the top half of the main stem.

The majority of low hanging branches are above 2 metres and therefore in order to provide an maximum clearance below the canopy of 3 metres, the required pruning work will be minimal particularly as the applicant has specified that the removal will only involve lower branches no bigger than 25mm diameter at branch attachment.

The works comply with the British Standard 3998:2010 Tree Work - Recommendations and it is considered that as long as the works are carried out in accordance with the recommendations within the Standard, the works will not have a detrimental impact on the health of the tree or on the amenity value that the tree provides.

The individual pruning cuts will be particularly small and can be actioned using secateurs or pruning loppers which is more beneficial for the tree, rather than the need to use a chain-saw which can result in a less ' clean-cut'.

It is only with large diameter branch removal that the risk of disease entering the wound increases, Certain fungi and bacteria can enter the tree via these wounds and potentially cause the woody structure of the tree to decay.

Yew as a species is fairly tolerant to even a hard, aggressive pruning regimes, which the proposed works to this tree certainly cannot be described as.

There is no particular arboricultural need for the works, but the proposed minor crown raise is so insignificant there will be very limited wider impact and no detrimental impact to the landscape of the locality.

The optimum time to prune a Yew is late summer or late winter.

Conclusion.

It is recommended that consent to tree works for the reasons stated above be granted subject to conditions.