

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 22nd October 2008

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APPLICATION REF. NO:	08/00682/TF
STATUTORY DECISION DATE:	10 October 2008
WARD/PARISH:	College
LOCATION:	Greystones Drive
DESCRIPTION:	Works to remove 9 No. trees protected under Group (A.2) Tree Preservation Order (No. 3) 1962
APPLICANT:	Miss Susan Mawer

APPLICATION AND SITE DESCRIPTION

Permission is sought for works to remove 7 Leyland Cypress trees and 2 Yew trees protected under a Group Tree Preservation Order.

The trees are located in a woodland in the grounds of the properties in Greystones Drive. The trees are sited to the rear of the boundary fence of 23 Staindrop Crescent.

PLANNING HISTORY

08/00535/TF – On 23 July 2008 permission was approved for works to fell 4 No. Leylandii Cypress and 1 No. Sycamore trees (Group A2) protected under Tree Preservation Order (No 3) 1962

08/00503/TF – On 22 July 2008 permission was refused for works to fell 9 No. Conifer and 1 No. Silver Birch trees protected under Group Tree Preservation Order (No.3) 1962/A2

08/00180/TF – On 14 April 2008 permission was approved for works to fell 4 No. trees (Scots Pine, Silver Birch, Elm and unknown) and pruning work to trees according to schedule, protected under Group Tree Preservation Order (No. 3/A2) 1962

PLANNING POLICY BACKGROUND

The following policy of the Borough of Darlington Local Plan is relevant: -

E13 – Tree Preservation Orders

RESULTS OF CONSULTATION AND PUBLICITY

Occupiers of neighbouring properties were advised of the proposal by way of letter. A site notice was also displayed.

An objection was received from the occupiers of 21 Staindrop Crescent. The points raised are summarised below:

- *The trees are an asset both to our garden and the local environment because along with the woodland as a whole they offer major benefits which far outweigh any disadvantages.*
- *A dense urban area needs trees to soften the landscape, enhance the area and moderate the effects of hot, cold, wet or dry weather.*
- *The trees give encouragement to local birds and wildlife.*
- *The trees deaden local traffic noise.*
- *The trees moderate the effects of atmospheric pollution.*
- *The trees provide security and privacy for both Staindrop Crescent and Greystones Drive.*

The Arboricultural Officer commented that the 7 young Leyland Cypress trees and the 2 young Yew trees are in reasonable form and condition. The Arboricultural Officer recommended that authorisation be approved to remove the trees as they have formed a hedge and were planted after the Group Tree Preservation Order was made.

PLANNING ISSUES

Policy E13 of the Borough of Darlington Local Plan states that when determining applications to carry out works to trees subject to tree preservation orders, the Council will take into account the health and stability of the trees and, their likely future lifespan and their public amenity value.

The proposed works are considered acceptable.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

CONCLUSION

The trees are located to the rear of 23 Staindrop Crescent but are within the grounds of Greystones Drive. The trees were planted after the Group TPO was issued and the Arboricultural Officer has recommended that they can be removed.

RECOMMENDATION

It is recommended that consent is granted.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The Local Planning Authority is satisfied that after site inspection and advice from the Council's Arboricultural Officer the felling of the trees is acceptable in this case. The application therefore accords with policy E13 (Tree Preservation Orders) of the Borough of Darlington Local Plan 1997.