

DEVELOPMENT CONTROL COMMITTEE

Thursday 24th November 2016

Late Correspondence/Verbal Reports

Part III Report

Confirmation of Tree Preservation Order – Greenhill Bowling Club, 163 Manchester Road, Burnley

Clarification of comments received from the Council's Tree Officer

As highlighted in paragraph 2, a 'Notification of intention to fell' the tree in question (as it lies within the Palatine Conservation Area) was received in June this year and as the tree was considered to be of visual amenity value, and there appeared to be no adequate justification to fell the tree, this was refused and a Provisional TPO was made. At the time the Council's Tree Officer advised as follows;

"I've had a look at this tree and in my opinion removing the tree altogether looks a bit of a drastic measure to take. There are a number of branches overhanging the property in close proximity to the roof, which in my opinion could be carefully pruned to alleviate the problem and maintain adequate clearance. The tree is a mature Beech tree which when viewed from the car park appeared to be in a generally healthy condition with normal leaf cover.

Obviously with a tree this size close to property there are always likely to be concerns from property owners, however the tree has stood in this position for many years and at the time of visit there were no obvious signs of decline. The application notes are a bit vague and there are no details of the damage caused which may justify felling the tree, and no detailed survey to determine the overall condition of the tree. It looks like this tree isn't covered by an individual TPO, so it may be worth considering applying a TPO in order to prevent the unnecessary removal of a healthy tree and to control any pruning work carried out."

In terms of the report before you, the body of the report covers an assessment of the objection raised in regards to the making of this TPO. The key advice given by the Council's Tree Officer in respect of the tree to be confirmed as protected by TPO is that outlined above. The tree makes a valuable contribution to the visual amenity of the vicinity and its removal would be a loss to the area. There would be no objections to the tree being pruned (for e.g. thinned and any branches close to the building pruned back) should the owners wish to submit an application to carry out work to the tree. This is supported within the report on the agenda.

"Trees lay down reaction wood in order to reduce bending loads and if in a healthy condition and not excessively pruned a tree should easily be able to withstand even severe winds. If necessary the crown of the tree could be thinned slightly in order to reduce excessive wind loading."

We therefore request authority to confirm the Tree Preservation Order in front of you.