

<b>Agenda Item</b> A16	<b>Committee Date</b> 12 December 2016	<b>Application Number</b> 16/0143/TCA
<b>Application Site</b> Denny Bank Main Street Arkholme Lancashire	<b>Proposal</b> Fell a single conifer	
<b>Name of Applicant</b> Peter Williamson	<b>Name of Agent</b> -	
<b>Decision Target Date</b> 01 December 2016	<b>Reason For Delay</b> N/A	
<b>Case Officer</b>	Miss Maxine Knagg	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Tree Works Application – Grant Consent	

**(i) Procedural Matters**

This is not a planning application but an application for works to a tree that is established within Arkholme Conservation Area. These types of applications are usually considered under delegated powers. However in this particular case, it is considered prudent to determine the application at the Planning and Highways Regulatory Committee, because the applicant is a City Councillor.

**1.0 The Site and its Surroundings**

1.1 Main Street lies within the heart of the village of Arkholme and within the local conservation area. The property is a detached dwelling with large garden areas to the front, side and a large paddock to the rear.

1.2 All trees that have attained a stem diameter of 75mm or greater when measured at 1.5m above ground level are protected in law, by virtue of being established within a conservation area. As such, the owner is required by law to notify the local authority in writing of an intention to undertake works to protected trees within a conservation area. A minimum period of 6 weeks' notice is duly required.

**2.0 The Proposal**

2.1 The Tree Works Notification advises the Council of an intention to fell a single, conifer tree established to the front/side of the property. The tree is to be removed because it is growing on top of a septic tank and the owner has concerns that roots from the tree may have an adverse impact upon the septic tank. Other adjacent vegetation are to be retained.

**3.0 Site History**

3.1 None relevant to this application.

**4.0 Tree Works Assessment**

4.1 The tree can be seen from the wider public domain and as such makes a positive contribution to the

character and appearance of the wider public domain.

- 4.2 The specimen is an important resource for wildlife with significant potential to provide habitat and foraging opportunities for a range of wildlife communities, including protected species, such as nesting birds and bats. Both are protected under the terms of the Wildlife & Countryside Act (as amended 2010) 1981.
- 4.3 Generally the tree (known as T1) is in good overall condition. Leaf coverage, leaf shape, size, colour and distribution across the canopy are all within normal parameters.
- 4.4 The property benefits from a range of mature trees and vegetation to the front and side gardens areas. As such, the loss of T1 is not considered to have an adverse impact upon the character and appearance of the property or that of the wider conservation area.

## **5.0 Conclusions**

- 5.1 The work to fell a single tree is permissible.
- 5.2 Therefore Members are advised that subject to the recommendations below, there is no objection to the intended works.

## **Recommendation**

That the **COUNCIL HAS NO FORMAL OBJECTION TO THE INTENDED WORKS** subject to the following advice notes:

1. That in respect of T1 – Conifer, Lancaster City Council has no objection to the removal of the tree.
2. That all work must be undertaken in accordance to British Standard (BS) 3998 (2010) – Tree Work.
3. Standard condition Nesting Birds and Bats

## **Background Papers**

None.