 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	27 July 2017
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
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<b>AGENDA ITEM:</b>	9	<b>WARD:</b> Tadworth and Walton

<b>APPLICATION NUMBER:</b>	17/01432/TPO	<b>VALID:</b>	<b>21 June 2017</b>
<b>APPLICANT:</b>	Mrs Serena Broad	<b>AGENT:</b>	Treemasters Ltd
<b>LOCATION:</b>	<b>2 OAKLANDS WAY, TADWORTH</b>		
<b>DESCRIPTION:</b>	<b>Tree works:</b> <b>x1 Copper Beech tree:</b> <b>Reduce south side by up to 3 metres</b> <b>Lift crown to 5.5 metres over road</b> <b>Remove deadwood</b> <b>Cut back from property giving sufficient clearance</b> <b>Reason:</b> <b>General tree maintenance</b>		
<b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b>			

This item is referred to Committee as the site is owned by the Leader of the Council.

## SUMMARY

This relates to an application for works to a copper beech tree.

Consent is required as the tree is covered by a Tree Preservation Order (TPO). It would normally be a delegated matter but is referred to Committee as it is owned by a Member of the Council.

The works are considered reasonable and amount to general tree maintenance.

## RECOMMENDATION(S)

Permission is GRANTED subject to conditions.

## **Consultations:**

Tadworth & Walton residents Association: No comments received.

Surrey Archaeological Society: No comments received.

County Archaeologist: No comments received.

## **Representations:**

Letters were sent to three neighbouring properties on 23<sup>rd</sup> June 2017, no responses were received.

### **1.0 Site and Character Appraisal**

1.1 Oaklands Way is a relatively new residential development located on the east side of Epsom Lane South. The immediate area is characterised by medium or large sized detached dwellings set within generous size plots of land which includes large frontages. The area has a high density of mature trees and vegetation which make a significant contribution to the local landscape.

### **2.0 Proposal**

2.1 The tree works propose comprise reduction in the south side of the tree by up to 3 metres; lifting the crown to 5.5 metres over the road, removing the deadwood and cutting back to give sufficient clearance to the property.

### **3.0 Assessment**

3.1 The Copper beech (T1) is a semi mature specimen located on the western elevation and is part of a group of mature trees within Oaklands Way creating a mature landscape.

3.2 T1 has a strong framework of branches forming a natural appearance commonly associated with this species (Copper Beech). The twig extension and vigour was normal for a tree of this age. Due to it being close to the applicant's property the branches are interfering with the satellite signal and the reason for the work is to improve the signal and to increase the clearance. The proposed works are specific and do not require the removal of excessive amounts of live growth which can have an impact on its visual appearance or condition. Furthermore the works can be completed in accordance with best practice as set out in BS3998:2010 Tree works – Recommendation, thus ensuring its visual amenity is retained.

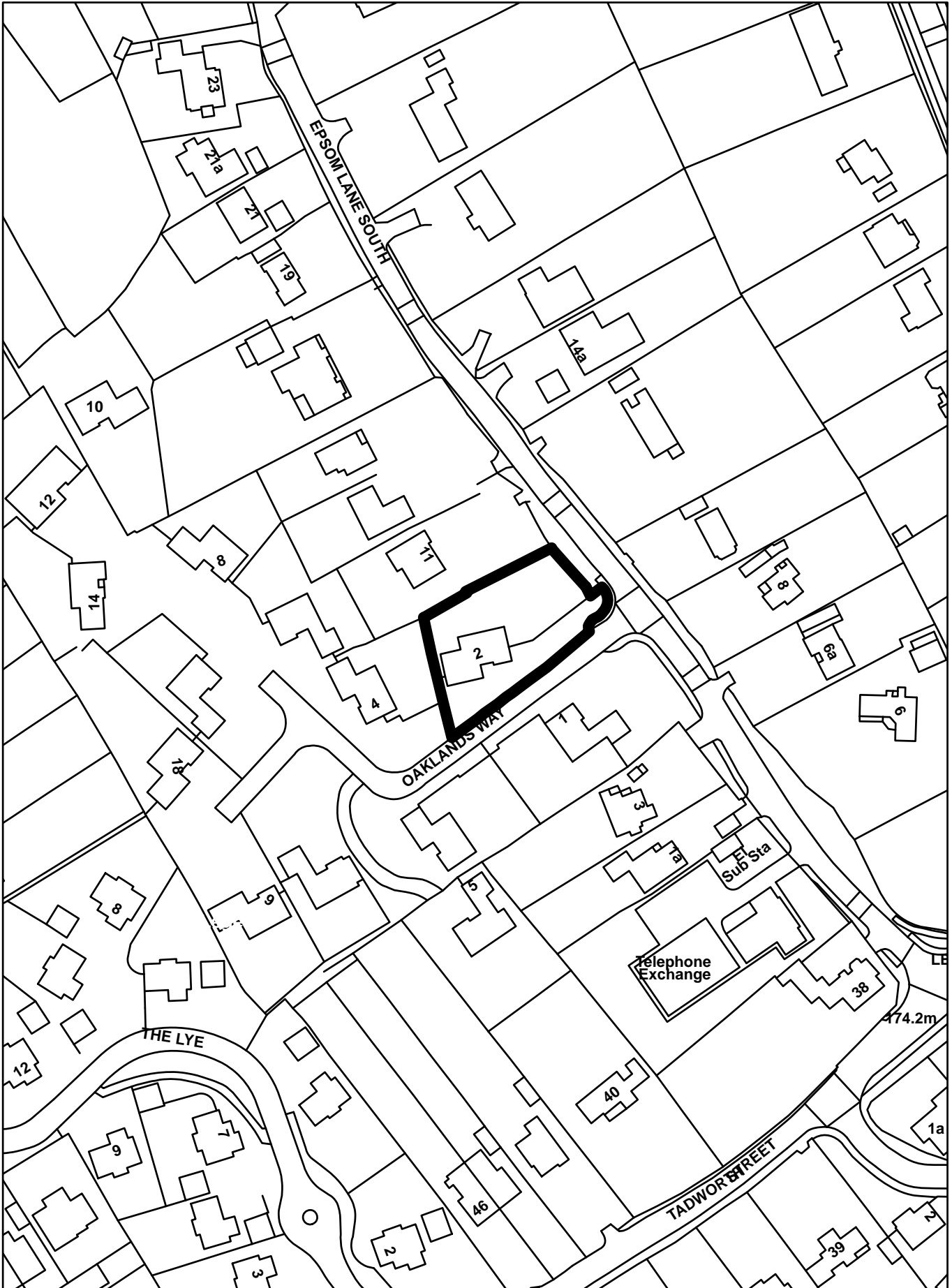
3.3 On this basis the works are considered reasonable and should be approved

## **CONDITIONS**

1. All work shall conform to BRITISH STANDARD 3998 "RECOMMENDATIONS FOR TREE WORKS" and shall consist only of that detailed in the application as qualified by these conditions. The work shall be completed in its entirety.

2. The work approved in this consent shall be undertaken within a period of two years from the date of decision, as indicated herein, otherwise a further application will be required.

# 17/01432/TPO - 2 Oaklands Way, Tadworth

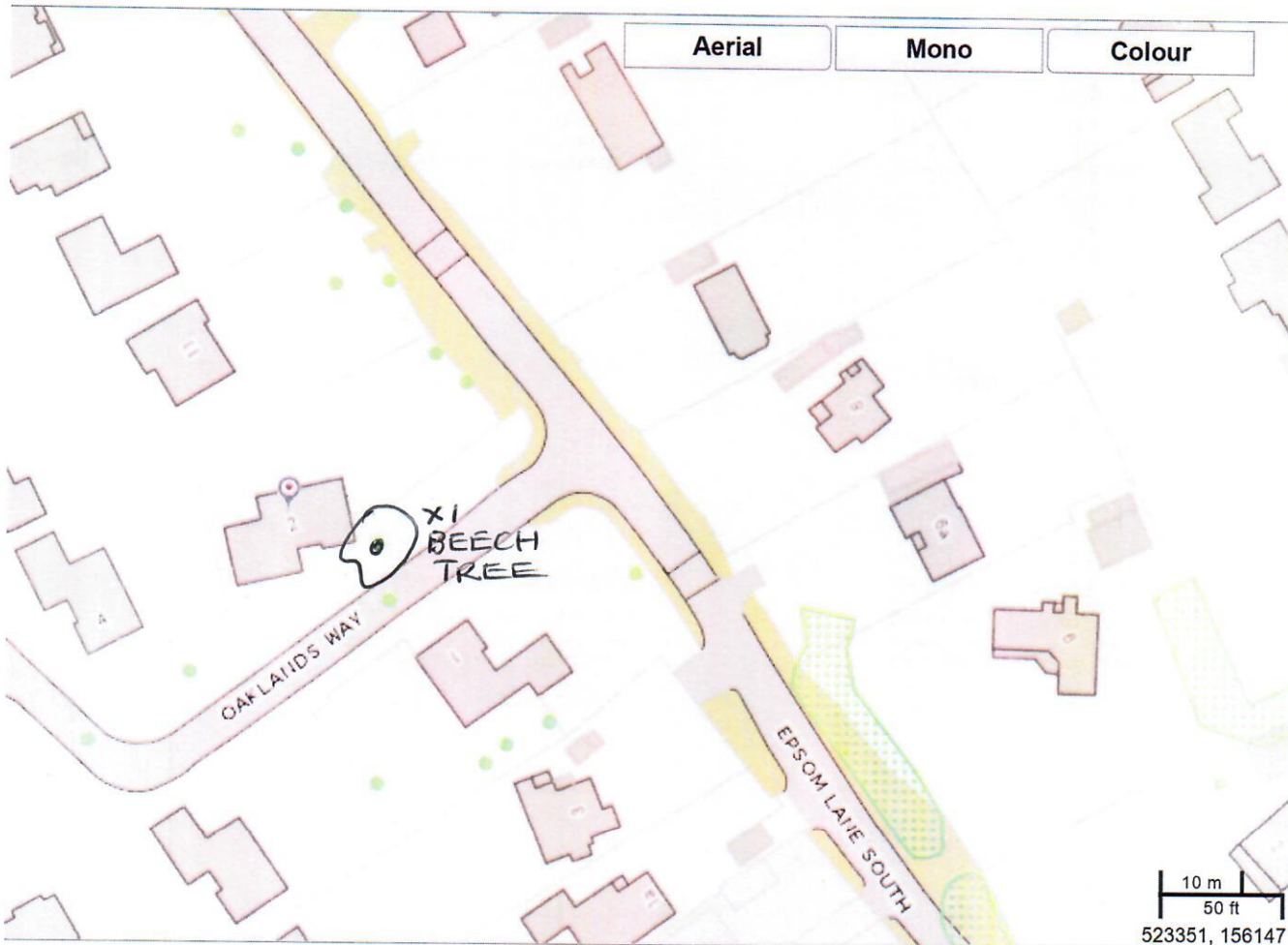


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