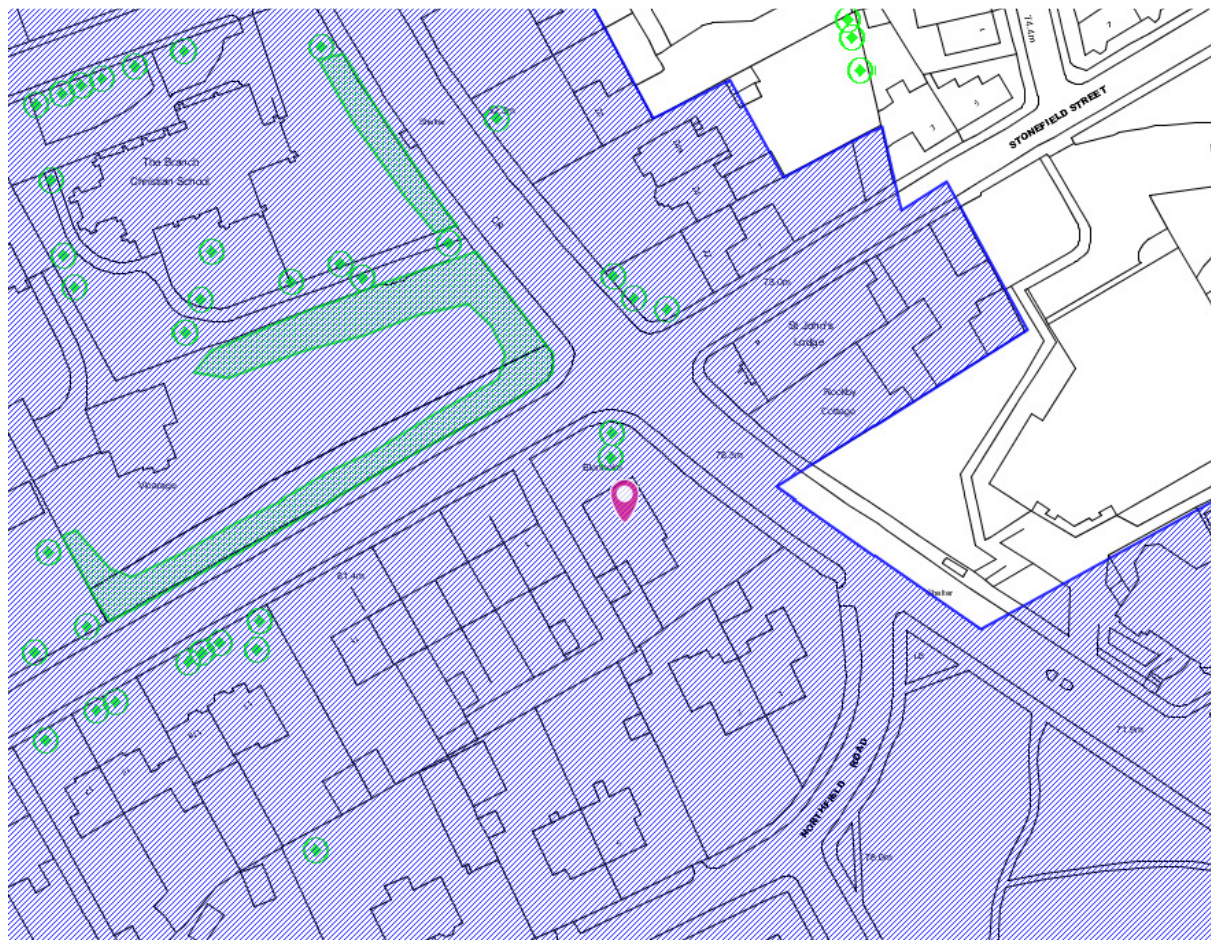


LOCATION PLAN – Blenheim House, Oxford Road, Dewsbury



Map not to scale – for identification purposes only

Electoral Wards Affected: **Dewsbury West**

RECOMMENDATION:

DELEGATE approval for consent to tree works as specified in Tree Work Application 2018/91525

1.0 INTRODUCTION:

- 1.1 The purpose of this report is to provide Members with the information required to make a decision regarding this Tree Work Application.
- 1.2 Members are required to make this decision as it is stipulated within the Delegation Agreement for Investment and Regeneration, “all applications submitted by or on behalf of... any Elected Member or a member of their family.”

2.0 SITE AND SURROUNDINGS:

- 2.1 The application relates to trees in the grounds of Blenheim House, Oxford Road, Dewsbury, WF13 4LN. All the trees in the property are protected by the Northfields Conservation Area, and the trees, subject to this application are also subject to Tree Preservation Order 97/90.

3.0 PROPOSAL:

- 3.1 The proposal is to carry out pruning of two Purple Plum trees near the entrance to the property.
- 3.2 The applicant is a Mr Mohammed Pandor, who is the brother of Councillor Pandor, Leader of the Council, As a result this application must be decided at committee according to the Delegation Agreement.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 None

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 N/A

6.0 PLANNING POLICY:

- 6.1 N/A

7.0 PUBLIC/LOCAL RESPONSE:

- 7.1 None

8.0 CONSULTATION RESPONSES:

- 8.1 N/A

9.0 MAIN ISSUES

- 9.1 The works proposed are as follows and will all be carried in accordance with BS3998 Tree Work Recommendations:
- i. Crown thinning
 - ii. Crown lifting
 - iii. Crown reduction
- 9.2 The work proposed is to be carried out to allow more light in to the living room and upstairs bedroom.

10.0 APPRAISAL

- 10.1 In making a decision regarding a Tree Work Application for the pruning of protected trees. The Council firstly needs to assess whether the pruning applied for is arboriculturally sound and reasonable.
- 10.2 In this case the trees detailed were two Purple Plum trees near the pedestrian entrance to the property. The tree's do provide amenity value to users of Halifax Road and Oxford Road and contribute to the character of the Conservation Area. The trees were growing close to the properties boundary wall and branches extended across the parking area and road on either side.
- 10.3 The branches of these trees had reached the building and were in direct contact with the fabric of the building and as such damage could begin to occur if left to grow unchecked.
- 10.4 The branches were also low over the footpath which is the main access used for the playgroup business which operates at the rear of this property. As a result the path is in constant use by parents and children. The branches are also low over the public footpath adjacent to Halifax Road. The low branches could cause injury to pedestrians if left unchecked.
- 10.5 The trees, as is typical for the species, have formed very dense crowns and would stand a thinning of the crown to allow a little more light through. However too much thinning would result in a poor crown form and be detrimental to the amenity value these tree provide.

11.0 CONCLUSION

- 11.1 The observations of the trees' location and current form and growth would lend themselves to the proposed tree work. The crown lifting would result in a higher crown and should avoid potential injury for pedestrians. The crown thinning will alleviate the dense crown and the crown reduction will remove the potential for contact with the fabric of the building.

11.2 The consent should specify in more detail the extent of the pruning in order to prevent over pruning of the crowns and the loss of their amenity value. The recommended consent is given below:

- Crown thin removing 15% of the crown mass, thinning the crown evenly throughout the entire canopy ie. thinning branches in the outer portion of the canopy to prevent 'lion tailing'.
- Crown lift removing small diameter branches only (less than 10 cm in diameter) to give 2.5m ground clearance.
- Prune back from property, pruning to suitable growth points and removing branches less than 10 cm in diameter, to provide 1m clearance from the fabric of the building and reducing the height where appropriate to maintain its shape and form.

12.0 RECOMMENDED CONDITIONS

12.1 The following conditions are standard conditions issued with all permissions for pruning of protected trees:

1) That ALL tree operations outlined in this notice be carried out within ONE year of the date of this notice. If for any reason such works are not completed within this period a new application must be made to the Council.

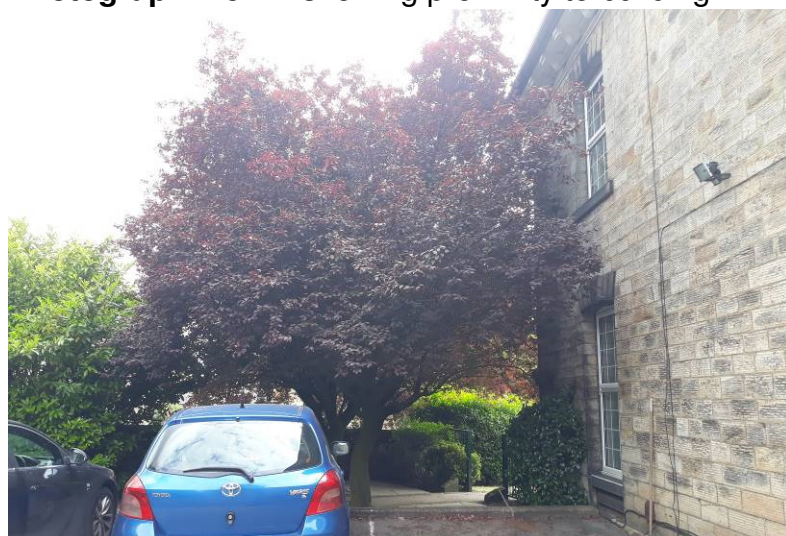
2) That all tree work shall be carried out in accordance with British Standard 3998: 2010 Tree Work- Recommendations

3) That branchwood shall not be burned on site.

Background Papers:

Copy of the Application

Photograph 1 & 2 - showing proximity to building



Photograph 3 - showing low branches over the footpath to the nursery

