



Sustainable Development Unit

Thoresby Building
2 Rossington Street
Leeds
LS2 8HD

TREE WORKS REPORT

WARD: Adel & Wharfedale

Application: 17/00264/TR

Address: Police House
Church Close
Pool In Wharfedale
Otley
LS21 1LN

Applicant: Mrs Diane Watkinson

Proposal: Beech tree - excessive shading, and overhang of owners land and that of neighbour and road. Reduce crown and reduce overall size.
Sycamore X 2 excessive shading and overhang into owners land and neighbour.
Reduce crowns and overall size(NB Beech Tree only now subject to TPO)
Holly trees X 12 - reduce height.

Ward Member/Parish/Town Council Comments

None

Public/Other Comments

None

Tree Officer Assessment

The Tree Officer responded to a previous Notification for tree work 14/04509/TR ,following the granting of then very recent development planning consent 14/02016/FU (and previous appeal – 13/05657/FU) both of which the Tree Office had not been involved. It appears that 13/05657/ FU was rejected in part due to the threat both presently and future that the development would create. These concerns now appear to be proven well founded.

The Tree Officer was disappointed that the planning approval had not dealt with and secured additional landscaping, having more powers than Conservation Area legislation and noted so in the previous report.

The notification was not opposed, given the condition of the trees under consideration and proximity of approved development. The tree report had recommended removal in any event.

During that site visit, the applicant was advised that the only tree of importance to the Officer was the large frontage Beech. Their own Independent Tree report had graded the

tree as highly important Category B within the British Standard. It also provided a shade plan, clearly indicating no shade to the property from the Beech (and showing the conflict with the other trees!)

The report recommended no work was necessary for this tree. The Tree Officer noted that the tree had been subject to excessive crown lifting and required no work and would not for a long time, in order to recover from the excessive pruning works. This was advised to the applicant and it was made clear that the Officer would not hesitate to TPO the tree, should it be threatened in the future. The applicant was also guided to seek professional advice to aid any future submissions.

The current notification seeks to top 3 trees, one of which is the primary frontage Beech and reduce the height of a holly hedge by 50%

The proposed topping is considered detrimental to both the health and amenity of all 3 trees and contrary to the recommendation of the independent tree report. This is especially so with the Beech as previous pruning has removed a large part of the lower canopy.

Whilst considered inappropriate, the 2 Sycamore are not considered to be worthy of TPO especially in light of the proximity of development that the Council raised concerns over.

The Beech however remains a viable important tree and still requires no work

Conclusion

Not oppose the proposed work to the Sycamore and Holly. TPO the Beech.