

Delegated Report

Reference: 06/23/0222/TCA
Site: 18 Portobello Drive MARTHAM Norfolk
Applicant: MISS C PONDER
Proposal: Proposed works to trees - Removal of three field maple trees located in the alleyway behind no.20 Portobello Drive

Policies:

Assessment:

This application seeks permission for the following tree works:-

Removal of three trees located in the alleyway behind no.20 Portobello Drive, Martham. However they are on land owned by no.18.

The site is on the outer edge of conservation area no.8.

The Council's Tree Officer has stated the following:-

"Would recommend the refusal of this application to remove the trees on the grounds that the trees contribute highly to the surrounding area and their removal will have a detrimental effect upon the landscape/street scene.

The trees are of high value and have long retention span (field maples not sycamore). Trees provide screening between properties upon back land and Portobello drive - most likely to be a field boundary at some point.

The Highway Authority raised no objection.

No other comments have been received at time of writing.

IMPACT ON CHARACTER OF THE AREA

Policies CS10 and CS11 from Local Plan Core Strategy states the Local Planning Authority must promote conservation, enhancement, enjoyment of historic environment, improvement of the borough's natural environment and avoid any harmful impacts of developments.

Policies E4 and E5 from Local Plan Part 2 states developments will only be supported where it retains trees, hedgerows, including ancient trees and hedgerows, and landscape features which contribute significant value to the character, amenity or ecology of the locality. In accordance with national planning policy and Policy CS10 of the Core Strategy, proposals for development should seek to conserve and enhance the significance of heritage assets, including any contribution made by their setting, by positively contributing to the character and local distinctiveness of the area. Development proposals within conservation areas, or in a location that forms part of its setting, should take into account the special and distinctive character of the area which contributes to its significance and have regard to the relevant Conservation Area Appraisal and Management Plan.

The trees are protected by condition 22 on the planning decision notice's for application reference numbers 06/15/0486/F and 06/18/0243/F. Works to these trees in the absence of consent being granted by the Local Planning Authority could potentially lead to a significant fine. A Tree Protection Order has been recommended.

The trees are maple trees and are in a satisfactory condition. As suggested above the

proposed tree works will have a negative impact on the immediate area. They currently allow much needed screening between properties. The trees are all of high visual amenity value and all have long retention spans. Removal of these trees will cause a detrimental effect upon the landscape and street scene and consequently harm the character and appearance of the Conservation Area.

History:

Reference/Proposal	Decision	Date	Appeal Decision	Date
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Consultation:

Total number of comments recieved - 2 Total number of Objections received - 1.

County Highways - As addressed above

Arboricultural Officer:
As addressed above

Conservation Section:
No response at time of writing

Ward Members:
No response at time of writing

Parish Council:
No response at time of writing

Site notice posted - 07-04-2023 - 28-04-2023:
No public response at time of writing

Policy:

Conclusion & Recommendation:

It is recommended to object to the application for the following reasons:

1. The trees are protected by condition on planning permission ref's 06/15/0486/F and 06/18/0243/F and cannot be felled/removed unless agreed to by the Local Planning Authority
2. The Local Planning Authority considers that the trees are in good condition, of sound health and vitality in the absence of any Arboricultural reason for the works.
3. The trees are highly visible and important contributors to the street-scene and they make a valued contribution to public amenity.
4. The removal of the trees would have a harmful impact on the character and appearance of the Conservation Area.

Planning Officer: Vicki-leanne King

Date: 5th May 2023

