

DELEGATED REPORT

Application No:	P/23/0002
Site Address:	Goitre Coed Fach Farm Goitre-coed Road Treharris CF46 5BB
Development:	Works to 7 no. Oak Trees including crown reduction, tree tidying, removal of dead wood and severing of ivy
Case Officer:	Rebecca Owens
Application Expiry Date:	28th February 2023
Consultation reply date expired:	26th January 2023

APPLICATION SITE

The trees subject to this application form part of group Tree Preservation Order number 27 and are located within the grounds of Goitre Coed Fach Farm and to the rear of numbers 17-27 Westwood Drive (odd numbers only). The site is outside of the settlement boundary and forms part of Special Landscape Area D (Pontygwaith).

PROPOSED DEVELOPMENT

This application seeks permission for works to seven oak trees which are subject to a Tree Preservation Order (TPO). The works proposed are summarised below:

- T1: Sever ivy at base
- T2 & T3: Tidying up of tree with no reduction of crown
- T4: Reduction of crown by 30%
- T5: Sever ivy at base and reduction of crown by 30%
- T6: Remove deadwood and reduction of crown by 20%
- T7: Storm damage to be tidied with no reduction of crown

The justification for these works are set out below:

- Concerns of neighbours in adjoining properties
- Removal of storm damaged branches in tree
- Raising crown/canopy to allow access of vehicles

PLANNING HISTORY

The relevant planning history is summarised below:

P/15/0075 Trimming of existing oak trees
 Granted tree work(s) approval on 24 March 2015

It is also noted that there is a current planning application under consideration relating to the wider site for the conversion of barn to a dwelling, with a single storey side and rear extension and other associated alterations (Planning Reference: P/21/0340).

CONSULTATION

The following bodies were consulted and their responses are presented below:

MTCBC Arborist No objection

PUBLICITY

Not applicable for this type of planning application but letters were sent to neighbouring properties. No representations were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Paragraph 6.4.27 states '*The protection and planting of trees and hedgerows should be delivered, where appropriate, through locally specific strategies and policies, through imposing conditions when granting planning permission, and/or by making Tree Preservation Orders (TPOs)*'

Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

Section A32 in relation to section 211 TCPA 1990.

PLANNING CONSIDERATIONS

When assessing an application for works to a protected tree(s) a judgement must be made as to whether the works are justified in the context of the amenity value of the tree(s). In this case, the proposal has been considered by the Council's Arborist who is satisfied with the proposal in this respect and has indicated that the works are necessary for the retention of the trees. As such, he has not raised any objections to the application.

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

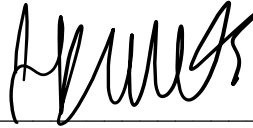
Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED

CONDITIONS/REASONS:

None.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

26/1/23