

Committee: Development Control

Date: 12 October 2005

Agenda Item No: 8

Title: Tree preservation order no. 4/05 Linden Lodge Saffron Walden

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Introduction

- 1 This item seeks Members' consideration of tree preservation order no.4/05 Linden Lodge.

Background

- 2 Following receipt of a notification of intent to fell 1no. Sycamore tree on land south of Linden Lodge, London Road, a provisional tree preservation order was served. The tree is within the Saffron Walden conservation area.

Representations/objections

- 3 An objection to the order has been made by the landowner to the serving of the order. The grounds of objection are summarised as follows:
 1. The Sycamore tree is affecting the development of an adjacent Sequoia tree, which is protected by a tree preservation order.
 2. The tree's size and proximity to the proposed new dwelling [an approved development] is of concern.
 3. The risk of a major failure in the tree and of branches falling on the new house and garden.
 4. Part of the crown of the tree is interfering with overhead lines.

Assessment

- 4 The tree has been inspected by the Council's Landscape Officer.

The Sycamore is a large mature specimen of some 20 metres in height with an overall crown spread of approximately 16 metres. The tree is situated on land which was formerly part of the garden of Linden Lodge.

No evidence has been found to suggest that the tree is at particular risk of suffering a major failure, or shedding branches at this time. Some limited

deadwood is present in the crown and this should be removed. The tree is found to be in general good health.

Part of the proposed new build would fall within the canopy spread. It would be recommended that the tree being subject to an overall crown reduction by up to 15% in order to remove any direct overhang of the building. Such work would also clear adjacent overhead lines.

The Sycamore tree has coexisted with an adjacent Sequoia tree for more than an estimated 100 years to the detriment of neither tree.

The Sycamore is considered to be of significant amenity value. It is of great prominence in the street scene dominating views taken along the entire length of Station Road.

RECOMMENDED that Tree Preservation Order no.4/05 is confirmed without amendment