



DEVELOPMENT CONTROL AND REGULATORY BOARD

10th OCTOBER 2019

LEICESTERSHIRE COUNTY COUNCIL
BURBAGE (SKETCHLEY HALL) TREE PRESERVATION
ORDER 1967

REPORT OF THE DIRECTOR OF ENVIRONMENT AND TRANSPORT





Purpose of Report

1. To consider an application by Mr. and Mrs. Bradley of 4, Manor Way, Burbage LE10 2NN to fell a sycamore tree T1.

Background

2. The sycamore tree T1 is in a 3.6ha Area Tree Preservation Order consisting of mature broadleaf and conifer trees located in the gardens of 47 residential properties and in the grounds of Sketchley Hall Priory Clinic.
3. The grounds and parkland surrounding Sketchley Hall were established with trees in the 19th century and in the early 1970s the area was developed into a residential estate. The sycamore tree T1 is in a line of mature Corsican pine, sycamore and

cedar trees that formed the eastern boundary of the parkland. The sycamore T1 and the line of trees are now growing in the rear gardens of 9 detached residential properties on Manor Way.

4. The application was submitted by the Agent Mr. Mike Beddow of Beddow Tree Specialists.

Consultations

Borough Council

5. Hinckley and Bosworth Borough Council objects to the felling of the sycamore tree T1 as the tree, along with other protected trees in the rear gardens of properties on Manor Way contributes significantly to the amenity of the area.

Parish Council

6. Burbage Parish Council objects to the felling of the sycamore tree T1 as it is essentially a healthy tree and has amenity value in the area.

Local Member

7. No comments received.

Local Residents

8. The residents at 2, Manor Way support the felling of the sycamore tree T1 for the following reasons: leaves and debris from the tree block roof gutters causing water to overflow into the garage and cloakroom and 3 branches have recently fallen in to the garden narrowly missing the kitchen window.

Issues

9. The Applicants wish to fell the sycamore tree T1 for the reason that the sycamore tree T1 is reducing their enjoyment of the property, particularly when in leaf by casting a dense shade over most of the garden throughout the day, that causes damp conditions on paved surfaces making them slippery requiring frequent cleaning, combined with the infestation of the tree by aphids that produce honey dew that covers the garden seating, the clothes line and ornamental plants with a sooty mould. Branches regularly fall on to the garden from the tree. The Agent has advised that the sycamore tree T1 has a potentially weak union at the base between the 2 co dominant stems and that should one of the stems fail it could cause potential damage to both property and injury to users of the garden.
10. The mature sycamore tree T1 (see Appendix 1 for photographs) is located 12.5m from the rear elevation of the house and 25.0m from the highway. The stem splits at 1.3m to form 2 co-dominant stems 79cm and 74cm in diameter with a tree height of 24.0m. The union between the 2 co-dominant stems is moderately acute and has included bark on the east side of the stem. The union appears to be stable with no evidence of splits developing between the 2 stems. The crown is 16.0 x 16.0m in width (201m² in area) and overhangs the neighbouring property by 4.0m. The lowest branch of the crown is 4.0m from the ground. The foliage in the crown is in good physiological condition with minor dead wood.

11. The sycamore tree T1 can be viewed from Manor Way and contributes to the amenity of the area.
12. The rear garden is 18.4m in length and 12.5m wide (230m² in area) and is laid to lawn with ornamental shrubs, a garden room and an early mature holly tree. The ornamental shrubs appear in good condition with little evidence of sooty mould or that they are suppressed by the shade cast by the sycamore tree T1.

Equality and Human Rights Implications

13. There are no discernible equality and human rights implications.

Conclusion

14. The sycamore tree T1 has 2 co-dominant stems that are attached at a moderately acute angle with included bark. The union appears to be stable and the risk of one of the co-dominant stems breaking out is assessed as low. The crown of the tree covers 80% of the garden and when in leaf shades most of the rear garden. This shade is moderated by the relatively high crown allowing side light in to the garden. The honey dew that falls from the aphids that infest the sycamore leaves can be cleaned off the garden furniture and slabs. The ornamental garden shrubs did not appear to be excessively suffering from either shade or sooty mould. The shade cast by the sycamore T1 does cause the Applicants a moderate loss of enjoyment of their property.
15. The sycamore tree T1 can be viewed from the highway and together with the line of protected trees in the rear gardens of properties on Manor Way significantly contributes to the amenity of the area. The removal of the sycamore tree T1 would have a significant detrimental impact on the amenity of the area.
16. The issues of shade cast by the sycamore tree T1 could be mitigated by the submission of an application to overall crown reduction by up to 1.6m of secondary branches no larger than 100mm in diameter.

Recommendations

17. It is recommended that consent is refused to fell the sycamore tree T1.

Reason for Recommendations

18. The removal of the sycamore tree T1 would have a significant detrimental impact on the amenity of the area.

Background Papers

The background papers used in the report are held on Environment and Transport file 2019/TPO/0172/LCC

Circulation Under the Local Issues Alert Procedure

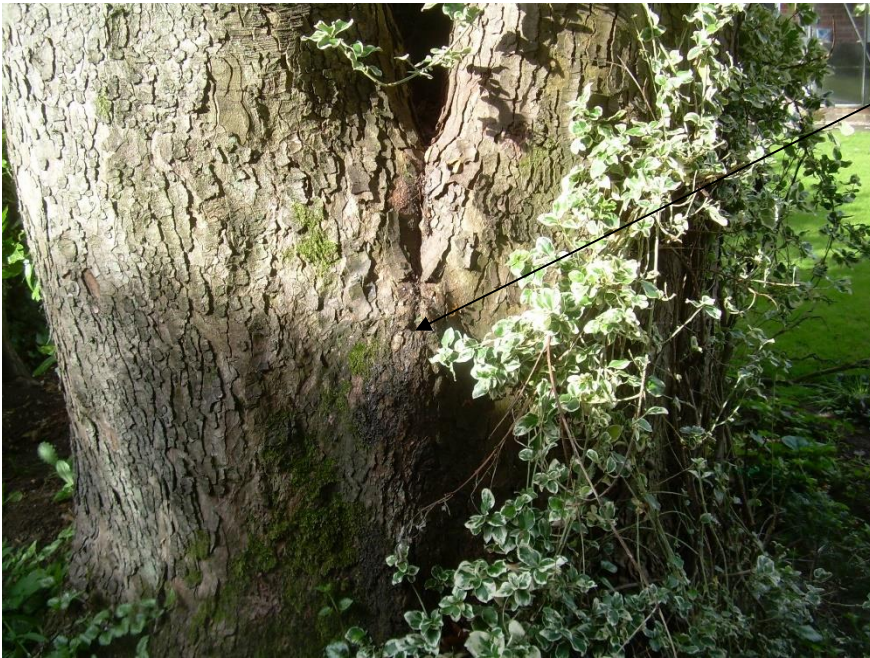
Mrs. A. Wright CC

Officers to Contact

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APPENDIX 1 PHOTOGRAPHS

Sycamore T1



Sycamore T1 showing included bark on east side of the stem



Sycamore T1 showing
ornamental shrubs and a holly
tree



Sycamore T1 showing acute
angle of union



Sycamore T1 viewed from
Manor Way



Sycamore T1 viewed from
Manor Way