

Delegated Item

Ward:	Mossley Hill
Site:	Land To Rear Of Address Site Of Sudley House Ground (behind Address: 24 Sessile Close, Liverpool L18 8ed)
Proposal:	To carry out tree works in a conservation area.
Applicant:	Dr Darius Zeinali
Application No.:	22TC/0640
D.C. Team:	City South
Recommendation:	Objection
Contact Officer:	Joe Barnes

Any supporting or background documentation referenced within the Case Officer Report may be available for inspection at the City Council offices by prior appointment in accordance with the provisions of Section 100D of the Local Government Act 1972. Note that the right to inspect such materials is contingent on the provisions of both Schedule 12A Local Government Act 1972 (as amended) and the Data Protection Act 2018

Case Officer Report

The Proposal

Section 211 notice of intent of works to trees in a Conservation Area (CA). The proposal includes the following:

To crown lift two trees situated to the rear of the property up to a height of 8m.

Neighbour Representations

Consultation expiry date: 25-04-2022

Representations received: No representations were received on this application.]

Officer Assessment

The main issues to consider in respect of this proposal are the impact upon the Conservation Area, visual amenities of the street scene and immediate surrounding area, the health and condition of the trees, and any potential risk of harm or damage. In determining tree works in a Conservation Area, the local planning authority need to decide, if the proposal is not acceptable, whether they would be justified in placing the trees under the provisions of a Tree Preservation Order (TPO).

The work is considered to be excessive as it could impact the health of City Council owned trees in Sudley House to the rear of the property. It is also considered that other trees could be impacted by the opening up of the canopy to this extent.

The trees merit protection as they present a significant level of amenity and due to the notice, it is expedient to make a new order. It is therefore considered to be in the public interest to protect the trees with a Tree Preservation Order to ensure their protection and correct arboricultural management in the interests of the maintaining long term visual amenity and landscape character.

Accordingly, it is recommended that the Local Planning Authority objects to the tree work that is the subject of the section 211 notice and the tree/s to be protected by Tree Preservation Order. The notice is considered to fall within 2.2(a) of the scheme of delegation insofar that it does not accord with the relevant plan policies and/or raises issues of planning importance or raises significant public concern/objection or cost implications.

Informatives

1. With regard to your notice of intent reference 22TC/0640 to carry out tree works in the Mossley Hill Conservation Area. After careful consideration the works proposed were considered to be excessive and would have had a detrimental impact to the trees health and character and as such would have had a detrimental impact to the character of the Conservation Area. In such circumstances the local planning authority has no option but to protect the trees with a Tree Preservation Order which was served on 13/04/2022 and you will have received notification of the new order. There is some scope for pruning these trees but not to the extent originally proposed.