
PROPOSAL:	Removal of 1. Lime - Removal, 2. Silver Birch - Removal, 3. Scot's Pine - Removal, 4. Ash - Removal, 5. Sycamore
LOCATION:	32 Burn Road Darvel East Ayrshire KA17 0DB
REFERENCE:	26/0046/TP
RECOMMENDATION:	Approve with conditions

SITE AND PROPOSED WORKS

An application has been received for treeworks within the grounds of a property known as Westbrae a detached bungalow (former stables) at 32 Burn Road, Darvel. The trees are subject of a blanket Tree Preservation Order (TPO/1/1986), Burn Road, Darvel.

The proposals would comprise the removal of 1. Lime - Removal, 2. Silver Birch - Removal, 3. Scot's Pine - Removal, 4. Ash - Removal, 5. Sycamore trees for the following reasons:

Lime – uprooted (root heave), basal rot decay (trunk)
Birch – uprooted/fallen with birch polypore fungus
Pine – slender pine which has become top heavy.
Ash – ash dieback
Sycamore– heartwood rot/roots lifted

CONSULTATION RESPONSES

East Ayrshire Council Greener Communities(GC) – following a site visit, GC advised that regarding the original enquiry to remove 3 trees (Lime, Sycamore & Pine), 2 other trees within the property also required removal. A Birch which had a significant lean and fungal (*Piptoporus betulinus*) growth in its trunk along with an Ash which was showing signs of Ash Die Back (*Chalara fraxinea*) disease. If retained, both trees are likely to fail during high winds and cause damage to adjacent property. GC understand that the owner is seeking to replace the 5 trees with a mix of apple, pear and plum fruit trees to which there are no objections providing they are container grown and at least standard size (8-10cm girth).

The 2 additional trees have been added to the description of proposed works and the applicant was made aware of the above recommendation.

RELEVANT POLICIES/GUIDANCE

The development plan for the area comprises the adopted East Ayrshire Local Development Plan 2 (LDP2) and National Planning Framework 4 (NPF4).

TPO/1/1986, Burn Road, Darvel

East Ayrshire Local Development Plan 2 (LDP2):

Policy NE8 – Trees, Woodland, Forestry and Hedgerows

National Planning Policy Framework 4 (NPF4):

Policy 6 – Forestry, Woodland and Trees

ASSESSMENT OF APPLICATION

Policies NE8 of LDP2 and 6 of NPF4 seek to protect established woodland areas, including those covered by Tree Preservation Orders. Policy advises that within settlements and rural areas, there will be a presumption against the loss of:

- ancient semi-natural woodland and ancient and veteran trees;
- native woodland, hedgerows and individual trees of high biodiversity value or identified for protection in the Ayrshire and Arran Forestry and Woodland Strategy; and
- trees protected by Tree Preservation Orders.

Proposals which are likely to have an adverse impact on the ecological condition of these assets will not be supported by the Council.

This treeworks application proposes the felling of 5no. trees within the rear garden grounds which are the subject of a tree preservation order. Sufficient justification has been provided for the proposed works and this view has also been confirmed by the Council's Greener Communities Arboricultural Officer during a site visit. The proposed works are required in terms of the best interests of the health of the trees and are not considered to affect the overall amenity of the area, or integrity of the tree preservation order and a replacement tree for each of the felled trees can be the subject of a suitable replanting condition.

CONCLUSIONS

As detailed above, in this instance, the proposed felling of these trees for the reasons outlined above are considered to be acceptable and will not detrimentally affect the overall amenity of the Tree Preservation Order.

RECOMMENDATION

Approved with Conditions.

REASONS FOR DECISION

The proposed tree works are acceptable.

CONDITIONS:

1. (a) Following the removal of the 5no. trees hereby approved, the following replacement container grown trees, at least standard size (8-10cm girth) comprising a mix of apple, pear and plum trees, shall be planted no later than the end of the next available planting season following the approved felling works.

(b) Further to Condition 1(a) above, the replacement trees shall be maintained for 5 years following planting, and in the event that any of the trees do not establish or are damaged, they shall be replaced with another of the same species as noted in Condition 1(a).

Reason: In the interest of retaining the amenity of the area and the blanket Tree Preservation Order (TPO/1/1986), Burn Road, Darvel.

2. All tree works shall be carried out by a suitably knowledgeable and trained tree surgeon to BS3998.

Reason: In the interest of retaining the amenity of the area and the blanket Tree Preservation Order (TPO/1/1986), Burn Road, Darvel.

Case Officer – A.M. Turner

Appointed Officer – Fiona Finlay

Chief Planning Officer – Pamela Clifford