
Delegated report Officer: Tony Burdett

Application ref. DMOT/2019/0932

The felling and pruning of trees at 106 HIGH STREET, MELBOURNE, DERBY, DE73 8GJ

Valid date: 09/08/2019

Consults expired: 10/09/2019

EIA development? No

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

None relevant

Responses to consultations and publicity

The Parish Council and Melbourne Civic Society have no objection.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- Local Plan Part 1 (LP1): BNE4
- Local Plan Part 2 (LP2): BNE7

The relevant local guidance is:

- Melbourne Conservation Area Character Statement

The relevant national policy and guidance is:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

The relevant legislation is:

- The Town and Country Planning (Tree Preservation) Regulations 2012

Planning considerations

In taking account of the application documents submitted (and supplemented and/or amended where relevant) and the site and its environs, the main issue central to the determination of this application is whether the amenity value of the tree is high enough to warrant a Tree Preservation Order (TPO), given the extent of works proposed.

Planning assessment

Although in clear view from the street the tree has only limited public amenity value at present. The species is more usually suited to large gardens as an ornamental tree, and liveability would be become an issue if the tree was to reach its mature height of up to 12 m. As such a TPO would not be justified in this case.

Recommendation

Approve

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	12/09/2019
Report agreed:	19/09/2019
Authorised officer:	Tony Sylvester
