
Delegated report Officer: Julie Marson

Application ref. DMOT/2021/1557

The pruning of trees at Grange Farm, Ferry Lane, Twyford, Derby, DE73 7AA

Valid date: 11/10/2021

Consults expired: 09/11/2021

EIA development? No

Section 106 agreement? Not required

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

Relevant planning history

9/2013/0427 The pruning of trees - No objection 26.7.2013

Responses to consultations and publicity

Tree officer - The pruning work is acceptable the Holly Trees and the Yew will regrow and the Laurel is probably an overgrown shrub.

Relevant policy, guidance and/or legislation

The relevant Development Policies are:-

Local Plan Part 1 (LP1): S1 (Sustainable Growth Strategy); BNE3 (Biodiversity), BNE4 (Landscape Character and Local Distinctiveness)

Local Plan Part 2 (LP2): BNE7 (Trees, Woodland and Hedgerows)

The relevant local guidance is:

Twyford 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 submitted documents and individual site circumstances, the main issues central to the determination of this application are whether the proposed works are appropriate, given the Conservation Area situation and whether public amenity is compromised, to the point where a Tree Preservation Order (TPO) is required.

Planning assessment

The trees to which this application relates are located within Twyford Conservation Area. The proposed works are to prune the three trees back to the boundary and this will increase light to the properties. The maintenance works were last approved in 2013 and these will be the same level of works, so they will be pruned back to the growth points.

The trees are modest in terms of their value and the work proposed it is considered that it will not harm the trees health or overall amenity value and the the holly and the yew trees will regrow.

Recommendation

No Objection

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:	19/11/2021
Report agreed:	22/11/2021
Authorised officer:	Sarah Beeby
