

## HARROGATE BOROUGH COUNCIL

### PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 6: LIST OF PLANS.

**DATE: 23 November 2004**

<b>PLAN:</b> 05	<b>CASE NUMBER:</b> 04/03301/TPO
<b>APPLICATION NO.</b> 6.100.1753.A.TPO	<b>GRID REF:</b> EAST 433588 NORTH 458220
	<b>DATE MADE VALID:</b> 28.06.2004
	<b>TARGET DATE:</b> 23.08.2004
	<b>WARD:</b> Knaresborough Scriven

Park

**APPLICANT:** Department Of Leisure And Amenity Services

**AGENT:**

**PROPOSAL:** Crown lift and removal of overhanging branches of various no Beech trees and Sycamore trees within Area A1 of Tree Preservation Order 12/1990.

**LOCATION:** Land To The Rear Of Mckinnell Lodge Extending South To Rear Of 5 Fortune Hill Ripley Road Knaresborough North Yorkshire

## REPORT

### SITE AND PROPOSAL

The trees are situated within the vicinity of a relatively new housing estate, and help to screen the site. The area is wooded and runs to the east of the Scotton Banks residential area.

### MAIN ISSUES

1. Amenity
2. Health of Tress

### RELEVANT SITE HISTORY

DC 94/02620/TPO: Boundary of 5 Fortune Hill and 2 Fortune Close, Knaresborough, Slight crown lifting, balancing, 15% Crown thinning and deadwooding. PER 1702.1995

## CONSULTATIONS/NOTIFICATIONS

### Parish Council

Knaresborough

### D.L.A.S Arboricultural Officer

No comments received

### English Nature

No comments received

## APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 30.07.2004  
**PRESS NOTICE EXPIRY:** 30.07.2004

## REPRESENTATIONS

**KNARESBOROUGH TOWN COUNCIL** - No objections

**OTHER REPRESENTATIONS** - No representations received

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None.

## RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity

LPHD13 Harrogate District Local Plan (2001, as altered 2004) Policy HD13: Trees and Woodlands

## ASSESSMENT OF MAIN ISSUES

The proposed work is to selectively prune a number of trees that overhang private land from a Council owned strip of woodland. The woodland was made subject to a Tree Preservation Order due to the development of the Appleby/Scotton Banks Estate which is on the other side of the woodland where the work is proposed.

The work has been scheduled due to requests from neighbouring properties due to excessive encroachment of lateral branches overhanging their gardens. The pruning will involve the pruning back of selected braches in order to lessen the impact that they appear to be having on the particular residents. The work will be carried out by a qualified Arborist to current arboricultural standards. The work will not affect the amenity values of the trees and is unlikely to be overly visible from public view.

English Nature do not object to the works, but inform that bats, roosts and nesting birds could be present in this type of tree and for works to proceed with caution.

**CONCLUSION** - The proposals will not have an unacceptable impact on the health of the trees or upon the visual amenity of the area in accordance with Harrogate District Local Plan Polices A1 and HD13 which seek to preserve visual amenity and the health and appearance of trees/woodland.

**CASE OFFICER:** Mrs K Williams

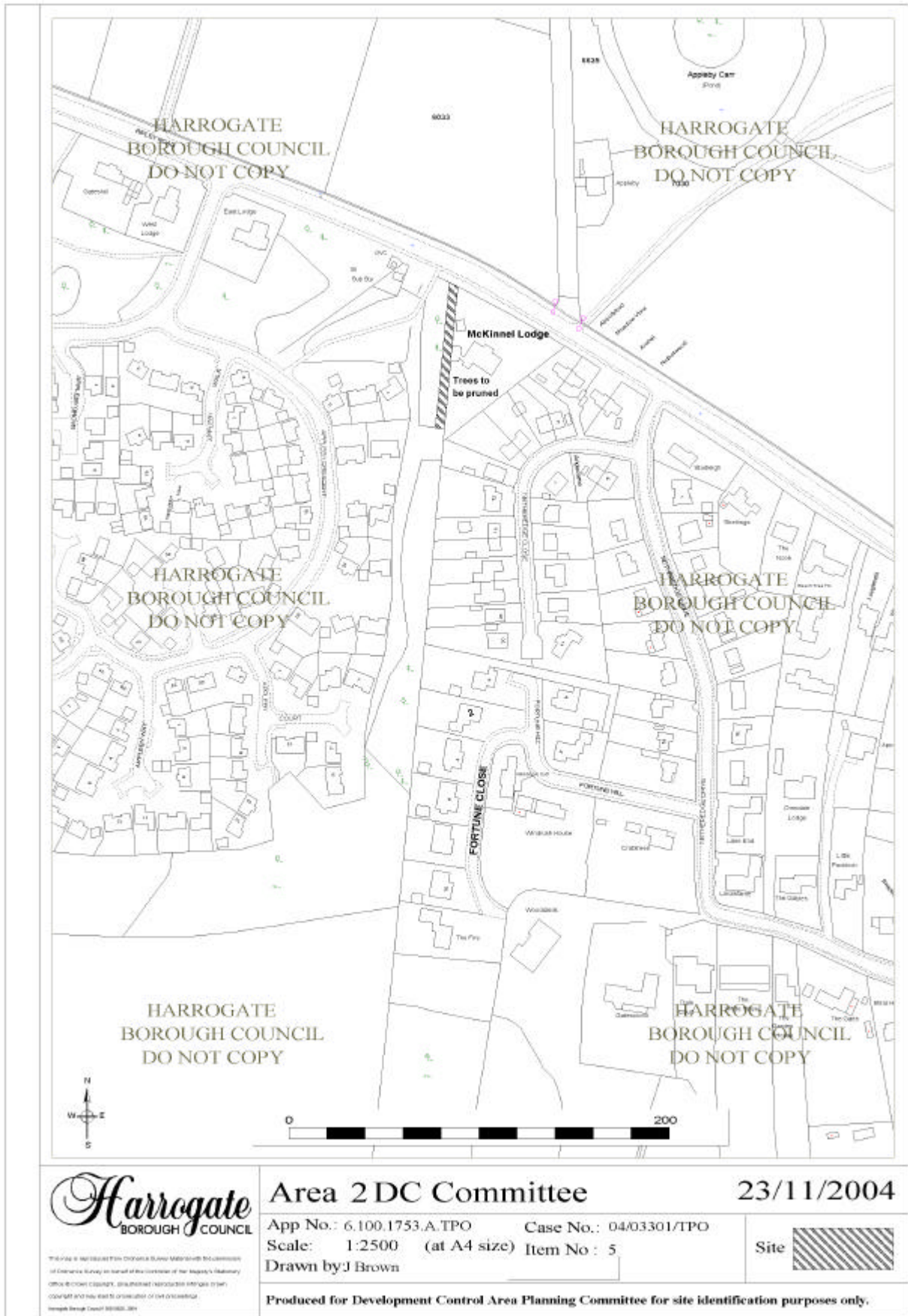
## RECOMMENDATION

That the application be APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.11.2006
- 2 CL16 TREE WORK TO BS 3998

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CL16R HEALTH AND AMENITY OF TREES



**Harrogate**  
 BOROUGH COUNCIL

THE KING'S COLLEGE, HARROGATE, YORKSHIRE  
 OF COURTESY SURVEY ON BEHALF OF THE COMMISSIONER OF THE HARROGATE BOROUGH COUNCIL  
 OFFICE: 100, COLLEGE LANE, HARROGATE, NORTH YORKSHIRE, HG1 2AA  
 CONTACT: 01430 255000  
 HARROGATE BOROUGH COUNCIL 2004

**Area 2 DC Committee**

**23/11/2004**

App No.: 6.100.1753.A.TPO      Case No.: 04/03301/TPO  
 Scale: 1:2500 (at A4 size)      Item No: 5  
 Drawn by: J Brown

Site 

Produced for Development Control Area Planning Committee for site identification purposes only.

