Trees Glebe Road

* The trees were present before the application.
* The Delegated Report on the original application 2017/0008/FUL made the following recommendation para 5:
	+ No development shall take place on plots 2 and 3 until all of the existing trees on the site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping and as shown to be retained on the approved plan 680/14/10C, have been protected by the erection of temporary protective fences in accordance with BS5837:2012 and of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil shall be placed or stored there. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.
* In 2021 a tree application (2021/1361/CAT) was submitted to fell the three Lime trees on the site -. NLPC as statutory consultee objected to the felling of the trees and subsequently the trees were considered worthy of a Tree Preservation Order (TPO): a provisional TPO was placed on all three trees – ref 2021/0015/TPO.
* An application (2022/0490/PTA) to: T8 Lime tree (left) - remove epicormic shoots and remove the broken branches., T9 - Lime tree (middle) - pollard & tidy up the trunk (see report).
* Accompanying the application was a tree report 1184179 by the Forestry Officer for RCC who commented on deficiencies in the application and that a further application made. He recommended modifications to the application
	+ T8 the "left" lime to allow the epicormics shoots to be removed but no reduction permitted to the branches or stems.
	+ To avoid doubt, the epcormics are the small twigs growing from the main stem no thicker than 2cm in diameter.
	+ T9 allow works stated in application.
	+ Other work on T8 (left tree) is refused.
* The application for the TPOs was submitted for all three trees, however T10 was removed from the application prior to validation. This just left T8 and T9. During the lifetime of the application the provisional TPO was not confirmed for T9, however the tree was left in the application for the avoidance of doubt.
* NLPC was not aware that the TPOs were provisional and that only T10 had a TPO confirmed.
* The application 2022/0884/CAT was unfortunately not forwarded by the clerk (overlooked in a spate of emails) and as a result NLPC did not raise objections.
* The application was to: ‘(T10) 1 no. lime tree - Fell due to its close proximity to the neighbour's house and garden wall.’
* The tree (T10) has been in close proximity to the neighbour’s house and garden for a number or years and there was no explanation why it had suddenly become a problem.
* It is felt that RCC did not as stipulated in agreeing to the original application (2017/0008/FUL) hold the developer to protect the trees. As a result the views of the community, who made a number of passionate representations to the various applications, have not been supported.
* The cynical view is that developer intended that the trees be removed.
* The attached photo gives an indication of the sorry state of the site that once had three much appreciated trees in their setting.

