

Tree Bulletin

Reference: 15/0926/TCA
Officer: Mr Terence Flynn
Address: Therfield 14 South Road Chorleywood
Proposal: T1 _ T2 Cherry Trees - Fell
Conservation Area: Chorleywood Station Estate

TPO number: -

Ward: Chorleywood South And Maple Cross

Recommendation: no objection

Comments:

Proposed Work:

T1 - Cherry : Fell

T2 - Cherry : Fell

Reference: 15/1047/TCA
Officer: Mr Terence Flynn
Address: Street Record Clockhouse Mews Chorleywood
Proposal: Various Treeworks
Conservation Area: Chorleywood Common

TPO number: -

Ward: Chorleywood North And Sarratt

Recommendation: no objection

Comments:

Proposed Work:

Group 1 - Leyland Cypress : Reduce in height to 8'

Tree Bulletin

Reference: 15/0871/TPO

Officer: Mr Terence Flynn

Address: 10 Berks Hill Chorleywood Hertfordshire

Proposal: Atlas Cedar T2 - Fell to ground level and treat stump

The above tree works are proposed as a remedy to the differential foundation movement at the insured property and to ensure the long-term stability of the building

The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works at the insured property. In this instance the estimated repair costs are likely to vary between 15,000 and 50,000, depending upon whether the trees can be removed or have to remain.

The above tree works are proposed to limit the duration of any claim period and therefore allow the landowner their right to the peaceful enjoyment of their property.

It is the case that an alternative to felling such as pruning or significant pollarding of the tree would not provide a reliable or sustainable remedy to the subsidence in this case. We do not consider that any other potential means of mitigation, including root barriers, would be effective or appropriate in the circumstances.

We are satisfied that the evidence obtained following completion of our Arboricultural Implication Assessment report completed November 2014, clearly links the English Oak T3 as the cause of damage to the above mentioned address.

Conservation Area: Chorleywood Station Estate

TPO number: T812 -

Ward: Chorleywood South And Maple Cross

Recommendation: Refuse

Comments:

Proposed Work:

T2 - Atlas Cedar : Fell to ground level and treat stump.

Reason: The above tree works are proposed as a remedy to the differential foundation movement at the insured property and to ensure the long-term stability of the building.

The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works at the insured property. In this instance the estimated repair costs are likely to vary between 15,000 and 50,000, depending upon whether the trees can be removed or have to remain.

The above tree works are proposed to limit the duration of any claim period and therefore allow the landowner their right to the peaceful enjoyment of their property.

It is the case that an alternative to felling such as pruning or significant

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pollarding of the tree would not provide a reliable or sustainable remedy to the subsidence in this case. We do not consider that any other potential means of mitigation, including root barriers, would be effective or appropriate in the circumstances.

We are satisfied that the evidence obtained following completion of our Arboricultural Implication Assessment report completed November 2014, clearly links the English Oak T3 as the cause of damage to the above mentioned address.

Recommendation: Refuse, this Atlas Blue Cedar is an integral part of the street scene of Berks Hill and is one of a number of Cedar trees which date from the establishment of the Chorleywood Station Estate. The information submitted in support of this application is not sufficient to justify the removal of this tree.

Tree Bulletin

Reference: 15/0872/TPO

Officer: Mr Terence Flynn

Address: 12 Berks Hill Chorleywood Hertfordshire

Proposal: English Oak T3 - Fell to ground level and treat stump

The above tree works are proposed as a remedy to the differential foundation movement at the insured property and to ensure the long-term stability of the building.

The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works at the insured property. In this instance the estimated repair costs are likely to vary between 15,000 and 50,000, depending upon whether the trees can be removed or have to remain.

The above tree works are proposed to limit the duration of any claim period and therefore allow the landowner their right to the peaceful enjoyment of their property

It is the case that an alternative to felling such as pruning or significant pollarding of the tree would not provide a reliable or sustainable remedy to the subsidence in this case. We do not consider that any other potential means of mitigation, including root barriers, would be effective or appropriate in the circumstances.

We are satisfied that the evidence obtained following completion of our Arboricultural Implication Assessment report completed November 2014, clearly links the English Oak T3 as the cause of damage to the above mentioned address.

Conservation Area: Chorleywood Station Estate

TPO number: T812 -

Ward: Chorleywood South And Maple Cross

Recommendation: Refuse

Comments:

Proposed Work:

T3 - English Oak : Fell to ground level and treat stump.

Reason: The above tree works are proposed as a remedy to the differential foundation movement at the insured property and to ensure the long-term stability of the building.

The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works at the insured property. In this instance the estimated repair costs are likely to vary between 15,000 and 50,000, depending upon whether the trees can be removed or have to remain.

The above tree works are proposed to limit the duration of any claim period and therefore allow the landowner their right to the peaceful enjoyment of their property

It is the case that an alternative to felling such as pruning or significant pollarding of the tree would not provide a reliable or sustainable remedy to the subsidence in this case. We do not consider that any other potential means of mitigation, including root barriers, would be effective or

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appropriate in the circumstances.

We are satisfied that the evidence obtained following completion of our Arboricultural Implication Assessment report completed November 2014, clearly links the English Oak T3 as the cause of damage to the above mentioned address.

Recommendation: Refuse, this Oak tree is an integral part of the street scene of Berks Hill. The tree is of considerable age and is a landscape remnant which pre-dates the development of the Chorleywood Station Estate. The information submitted in support of this application is insufficient to justify the removal of this tree.

Tree Bulletin

Reference: 15/0964/TPO
Officer: Mr Terence Flynn
Address: Cherry Trees Loudwater Heights Loudwater
Proposal: (T1) Mulberry House, Loudwater Heights WD3 4AX- Lombardy Poplar, front garden left hand boundary
(T2) Cherry trees, Loudwater Heights, WD3 4AX Spruce tree rear garden right hand boundary
(G1) - Cherry trees, Loudwater Heights, WD3 4AX -Ash and Irish Yew Group- rear garden rear boundary
Conservation Area: Loudwater Estate
TPO number: T231 -
Ward: Chorleywood North And Sarratt
Recommendation: Refuse
Comments:

Proposed Work:

T1 - Lombardy Poplar : Mulberry House, front garden left hand boundary.
Fell

T2 - Spruce : Cherry trees, rear garden right hand boundary. Fell

(G1) - Ash, Irish Yew and Cypress Group : Cherry trees, rear garden rear boundary. Yew and Cypress, fell. Ash reduce crown by 2m all around.

Recommendation: Refuse, the Poplar T1 and Spruce T2 both contribute to the character of the area and no reasons have been given in support of this application to fell. The Ash tree within G1 has recently been reduced and further works would be bad arboricultural practice. The Cypress and Yew trees within this group both contribute to the character of the area and no reasons have been given in support of this application to fell.

NOTE: There were inconsistencies between the details included on the application form and on the supporting Work Schedule and Site Plan.

Tree Bulletin

Reference: 15/0977/TPO
Officer: Mr Terence Flynn
Address: 23 Grovewood Close Chorleywood Hertfordshire
Proposal: Beech (T1) Reduce height of tree by 5-6 metres due to large decay pockets in main stem in upper canopy, and reduce right hand side (looking from house) of canopy where it overhangs into neighbour's garden by 2-3 metres to balance tree (blend this reduction into front and rear of canopy, and leave left hand side of canopy)

Conservation Area:

TPO number: T290 -

Ward: Chorleywood South And Maple Cross

Recommendation: Approve

Comments:

Proposed Work:

T1 - Beech : Reduce height of tree by 5-6 metres due to large decay pockets in main stem in upper canopy, and reduce right hand side (looking from house) of canopy where it overhangs into neighbour's garden by 2-3 metres to balance tree and blend this reduction into front and rear of canopy, and leave left hand side of canopy.

Recommendation: Approve

Tree Bulletin

Reference: 15/1017/TCA
Officer: Mr Terence Flynn
Address: Old View Cottage 10 Clements Road Chorleywood
Proposal: T1 (Elder) 30% crown reduction to allow more light into garden
T2 (conifer x 4) remove due to poor form and to allow more light into garden
T3 (Yew) leave height, but reduce overhang into garden by up to 1 metre
T4 (Elder) 30% crown reduction to allow more light into garden
Conservation Area: Chorleywood Common
TPO number: -
Ward: Chorleywood South And Maple Cross
Recommendation: no objection
Comments:

Proposed Work:

T1 - Elder : 30% Crown reduction to allow more light into garden
T2 - Conifer x 4 : Remove due to poor form and to allow more light into garden
T3 - Yew : Leave height, but reduce overhang into garden by up to 1 metre
T4 - Elder : 30% Crown reduction to allow more light into garden

No objection: The four conifers are lapsed Leyland Cypress hedging and add little to the character of the area.

Tree Bulletin

Reference: 15/1053/TCA
Officer: Mr Terence Flynn
Address: The Gables 18 Berks Hill Chorleywood
Proposal: Various Treeworks
Conservation Area: Chorleywood Station Estate

TPO number: -

Ward: Chorleywood South And Maple Cross

Recommendation: no objection

Comments:

Proposed Work:

G1 - 4 Birch : Reduce to 6m height and reshape

T2 - Apple : Reshape sensitively

Recommendation: No objection

Reference: 15/1058/TCA
Officer:
Address: Northfield 17 Berks Hill Chorleywood
Proposal: Reduce and reshape Birch
Conservation Area: Chorleywood Station Estate

TPO number: -

Ward: Chorleywood South And Maple Cross

Recommendation:

Comments:

Proposed Work:

T1 - Birch : Reduce and reshape to above old cuts

Recommendation: No objection

Tree Bulletin

Reference: 15/1078/TPO
Officer: Mr Terence Flynn
Address: Tanglewood Trout Rise Loudwater
Proposal: Various Treeworks
Conservation Area: Loudwater Estate
TPO number: T231 -
Ward: Chorleywood North And Sarratt
Recommendation: Refuse
Comments:

Proposed Work:

Group A - Row of Beech Trees : Reduce overhang back to boundary

Group B - Row of Beech Trees : Reduce overhang back to boundary

Tree C - Ash : Reduce overhang back to boundary

Recommendation: Refuse, reducing all of the trees back to the boundary would involve cutting into large diameter limbs which would be poor arboricultural practice. The proposed works would also be detrimental to the visual amenity of these trees. Recommend consent for the following lesser form of works- Reduce overhanging branches to give 1.5m clearance from the building.

Tree Bulletin

Reference: 15/1113/TPO
Officer: Mr Terence Flynn
Address: The White House Trout Rise Loudwater
Proposal: Various Tree Works
Conservation Area: Loudwater Estate

TPO number: T231 -

Ward: Chorleywood North And Sarratt

Recommendation: refused

Comments:

Proposed Work:

T1 - Hawthorn : Fell

T2 - Silver Birch : Fell, dead

T3 - Cherry : Fell

T4 - 20 Beech trees : Reduce crowns by maximum of 2m all around

T5 - 5 Thuyas : Fell, dead

T6 - Cypress Hedgerow : Reduce height by 2m

T7 - Mixed : Prune overhanging branches to give 5m clearance over road

Recommendation: Some of the proposed works are exempt from the need to seek consent. The reduction works proposed for the group of Beech are acceptable, as are reduction works for the neglected Cypress hedge and the crown lifting works on the trees overhanging the road. The application seeks consent to remove two trees a Hawthorn T1 and a Cherry T3. The Cherry is not visible from outside of the property is not a good specimen and its removal will not impact on the character of the area. The Hawthorn is an old specimen in a prominent position at the front of the property and contributes to the character of the area. Recommend refusal because of the Hawthorn but grant consent for the rest of the works

Tree Bulletin

Reference: 15/1120/TCA
Officer: Mr Terence Flynn
Address: Eversleigh Solesbridge Lane Chorleywood
Proposal: Various Treeworks
Conservation Area: Chorleywood Common
TPO number: -
Ward: Chorleywood North And Sarratt
Recommendation: no objection
Comments:
Proposed Work:

T1 - Elder : Remove, to continue fence
T2 - Prunus serrula : Reduce crown by 0.5m all around
T3 - Holly : Reduce height by 1m

Recommendation : No objection

Tree Bulletin

Reference: 15/1003/TCA
Officer: Mr Terence Flynn
Address: Mayfly Troutstream Way Loudwater
Proposal: Various Treeworks
Conservation Area: Loudwater Estate

TPO number: -

Ward: Chorleywood North And Sarratt

Recommendation: no objection

Comments:

Proposed Work:

T1 - Beech : Thin crown by 30% and raise crown to 4m

T2 - 11 Conifers : Fell

T3 - Plum : Reduce crown by 25%

T4 - Beech : Prune to give 2m clearance from garage

Recommendation: No objection, the group of small conifers are a lapsed hedge and are not visible from outside of the property. The Beech T1 has a decay pocket in the crown and the thinning works will reduce the wind stress on the canopy.

Tree Bulletin

Reference: 15/1080/TCA
Officer: Mr Terence Flynn
Address: Sakura Shire Lane Chorleywood
Proposal: Various Treeworks
Conservation Area: Chorleywood Station Estate

TPO number: -

Ward: Chorleywood South And Maple Cross

Recommendation: no objection

Comments:

Proposed Work:

G1 - 4 Laurel : Remove to ground level

G2 - 2 Maple : Remove to ground level

Recommendation: No objection, the trees are neglected Laurel Hedge and regrowth from previously felled sycamore stumps

Reference: 15/1077/TCA
Officer: Mr Terence Flynn
Address: Ardestie 29 Berks Hill Chorleywood
Proposal: Fell Lawson Cypress
Conservation Area: Chorleywood Station Estate

TPO number: -

Ward: Chorleywood South And Maple Cross

Recommendation: no objection

Comments:

Proposed Work:

T1 - Lawsons Cypress : Fell, as tree has outgrown its position

Recommendation: No objection, the tree is visible from Hillside Road but has multiple stems with included bark so is not suitable for long term retention and protection with a TPO.

CHORLEYWOOD PARISH COUNCIL**AGENDA ITEM 9****And the Chorleywood Station Estate Conservation Area Appraisal and
Planning Decisions Received up to 25th June 2015**

Planning App No.	Address.	/FUL. (previously Development	C/W Comments	TRDC Decisions
15/0599/FUL	1-54 Ryman Court, Stag Lane	Replacement Windows	The Committee had no Objection to this application	APPROVED
15/0713/FUL	32 Highfield Way	Part single storey, part two storey side and rear extension and alterations to fenestration Delegated Decision	The Committee had no Objection to this application	APPROVED
15/0669/FUL	27 Chestnut Avenue	Two storey rear extension, single storey rear extensions, two storey side and single storey side extension, single storey front extensions, loft conversion with dormer windows to rear and velux windows to front, side and rear.	The Committee had no Objection to this application .	APPROVED
15/0771/FUL	Sleepy Hollow, Whisper Wood	Demolition of existing garage and store outbuilding, construction of single and two storey extensions with part basement level and alterations to landscaping and hardstanding to front of site.	The Committee had no Objection to this application	APPROVED
15/0706/FUL	62 Whitelands Avenue	Proposed two storey rear extension with Juliet balcony and loft conversion including increase in ridge height, extension to roof form, front dormers, side dormers and rooflights.	The Committee had no Objection to this application	APPROVED

15/0832/FUL	Winslade, Stag Lane	Proposed single storey tractor garage and stables	The Committee had Concerns with this application as it is located within the Greenbelt. Would request that a condition is placed on this development 'Not to be used as a separate dwelling'. Would request that an agricultural assessment is carried out.	APPROVED
15/0879/FUL	10 Solesbridge Close	Erection of an attached three bedroom dwelling with associated parking	The Committee had Objections to this application on the following grounds and wish to CALL IN , unless the Officers are minded to refuse this application. * The applicant has not complied with the Appeal Inspectors criticism on parking issues. * Overdevelopment of the site. * Another dwelling will cause further restrictions on access to the Close by both vehicles and pedestrians. * The proposed dwelling will have an adverse impact on the neighbouring properties.	REFUSED The proposed development by reason of the insufficient size of garages to provide viable parking spaces would lead to a shortfall of parking provision which would result in a significant increase in parking outside of the site to the detriment of highway safety, the character of the area and residential amenity. The development would therefore be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013)
15/0332/LBC	St John Fisher Roman Catholic Church, Shire Lane	Listed Building Consent: Two storey side extension and demolition of existing garage.	The Committee had no Objection in principle, and will be guided by the Conservation Officer.	APPROVED
15/0331/FUL	St John Fisher Roman Catholic Church, Shire Lane	Two storey side extension and demolition of existing garage	The Committee had no Objection in principle, and will be guided by the Conservation Officer	APPROVED

15/0743/FUL	39 Highfield Way	First floor side and rear extension, part single, part two storey front extension, single storey rear extension, alterations to fenestration and part conversion of garage.	The Committee had no Objection to this application	APPROVED
15/0698/RSP	Wroxton Cottage, 81 Lower Road	Retrospective: Detached outbuilding	The Committee had Concerns with this application on the following grounds:- * The ridge height of the outbuilding. * Overlooking on neighbouring properties.	APPROVED
15/0752/FUL	Bank End, 50 Quickley Lane	Demolition of existing garage and erection of single storey outbuilding	The Committee had no Objection to this application	APPROVED
15/0891/FUL	St Cecilians, 51 Blacketts Wood Drive	Part single storey, part two storey rear extensions and alterations to existing front dormer.	The Committee had no Objection to this application	APPROVED
15/0689/FUL	23 Oakfield, Mill End	Single storey and first floor side extension	The Committee had no Objection to this application	APPROVED
15/0719/FUL	31 Stag Lane	First floor front and side extension and single storey rear extension	The Committee had Concerns with this application on the following grounds:- * Concern with the distance to the boundary.	APPROVED

15/0548/FUL	Homewood, Farm Lane, Loudwater	Demolition of existing dwelling and outbuildings and construction of detached replacement dwelling with associated hardstanding, alterations to land levels and landscaping.	<p>The Committee had Concerns with this application on the following grounds:-</p> <ul style="list-style-type: none"> * The safety of the access onto Trout Rise. * The Committee note the letter from Loudwater Estate Association regarding their concern with access. 	<p>REFUSED</p> <p>The existing dwelling is one of the earliest to be built in the Conservation Area and makes a positive contribution to the character and appearance of the Loudwater Estate Conservation Area. It has not been demonstrated that there is any justification for its demolition, contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM3 of the Development Management Policies LDD (adopted July 2013) and the Loudwater Estate Conservation Area Appraisal (2013).</p> <p>The proposed replacement dwelling by reason of its design, height, bulk and massing would not be sympathetic to the form and characteristics of the adjacent buildings and wider Conservation Area. The development would therefore fail to preserve or enhance the character or appearance of the street scene and Loudwater estate Conservation Area, contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) Policies Dm1, Dm3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the Loudwater Estate Conservation Area Appraisal (2013).</p>
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15/0799/FUL	128A Valley Road	Single storey rear extension and alterations to landscaping	The Committee had no Objection to this application	APPROVED
15/0584/FUL	Appletree Farm House, Dog Kennel Lane	Demolition of existing rear projection, removal of bay window and porch, construction of single storey extension with extended basement, provision of canopy porch, internal alterations, reinstatement of chimney. Extension to roof of garage to provide habitable accommodation, demolition of workshop building and construction of single storey extensions linked to garage to provide annex and alterations to landscaping.	The Committee had Concerns with this application on the following grounds:- * Due to the history of this building the Committee will concur with the Conservation Officers report	APPROVED
15/0585/LBC	Appletree Farm House, Dog Kennel Lane	Listed Building Consent: Demolition of existing rear projection, removal of bay window and porch, construction of single storey extension with extended basement, provision of canopy porch, internal alterations, reinstatement of chimney. Extension to roof of garage to provide habitable accommodation, demolition of workshop building and construction of single storey extensions linked to garage to provide annex and alterations to landscaping.	The Committee had Concerns with this application on the following grounds:- * Due to the history of this building the Committee will concur with the Conservation Officers report	APPROVED

15/0513/RSP	7 Capell Avenue	Retrospective: Rear dormer and single storey front extension	The Committee had no Objection to this application in principle but request that obscure glass is placed in both windows.	APPROVED
15/0753/LBC	White Horse Public House, Rickmansworth Road	Listed Building Consent: Replacement externally illuminated and non illuminated signage.	Chorleywood Parish Council Planning Committee are happy to concur with the Listed Building Officers comment.	APPROVED
15/0746/ADV	White Horse Public House, Rickmansworth Road	Replacement externally illuminated and non illuminated signage	Chorleywood Parish Council Planning Committee are happy to concur with the Conservation Officers comment.	APPROVED
15/0838/FUL	88 Highfield Way	Variation of condition 2 (plan numbers) and removal of condition 6 (obscure glazing to flanks of stairwell) from planning permission 14/0504/FUL (Demolition of existing dwelling and erection of new two storey dwelling with basement level and rear terrace) to allow clear glazing for the rear stair well window.	The Committee had Concerns with this application on the following grounds:- * Condition 2 and Condition 6 we placed on this property for a reason and should remain in place. * Obscure glazing should remain.	REFUSED The variation of Condition 2 and the removal of Condition 6 resulting in a first floor clear glazed window serving the stairwell would result in an unacceptable level of overlooking to the detriment of the privacy of the occupiers of number 90 Highfield Way contrary to Policies Cp1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013)
15/0732/FUL	46 The Clump	Two storey rear extension, single storey side and rear extensions, single storey front extensions, alterations to first floor level, extensions and alterations to roof to include increase in ridge height and alterations to fenestration.	The Committee had no Objection to this application	APPROVED

15/0789/FUL	32 Shepherds Way	Variation of Condition 2 (plan numbers) of planning permission 14/0993 (First floor side extension, first floor front extension, dormer windows to front and side, single storey rear extension and front porch)) to allow for increase in height of first floor side extension and alterations to fenestration.	The Committee had no Objection to this application	APPROVED