

Delegated Report


Application Number: V/2022/0826

Address: 56, Moseley Road, Annesley, Notts, NG15 0AB

Description of Works: Application for Permission to Fell 3 trees in back garden, 1 apple tree, 1 plum tree and 1 pear tree. Plan on planting a smaller (standard) tree to Replace Those that are Felled

The Application	Application for Permission to Fell 3 trees in back garden, 1 apple tree, 1 plum tree and 1 pear tree. Plan on planting a smaller (standard) tree to Replace Those that are Felled
Policy Considerations	Ashfield Local Plan Review (ALPR) (2002) <ul style="list-style-type: none">• EV8 – Trees and Woodland• EV10 Conservation Area National Planning Policy Framework (NPPF) (2021) <ul style="list-style-type: none">• Part 15 – Conserving and Enhancing the Natural Environment
Relevant Planning History	None
Summary of comments received	ADC Tree Officer <p>No objection to the removal of the three trees in question and do not believe that they are of suitable quality or public visual amenity value to warrant the protection of a tree preservation order.</p> <p>Suggest that the notifier be informed that they may proceed with the described works.</p>
Comments on above	None
Summary	Site and application <p>The site is located on Moseley Road, the trees are all located within the curtilage of the applicant property. The site or trees does not benefit from a TPO, it is however part of the New Annesley conservation area.</p> <p>The applicant is seeking consent to fell 3 trees, 1 apple tree, 1 plum tree and 1 pear tree.</p> ADC Tree Officer: <p>A visit has been conducted by ADC's arboriculture officer and recommends that consent be granted for these works and that no protection order or replacement planting is required.</p>
Recommendation	TCAUC

Informative	Informative Code	Informative Text
	General Liability Warning	The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions, then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).
Proactive Working	This application, as submitted, is acceptable. In granting planning permission, the District Planning Authority is implicitly working proactively with the applicant.	

	Signed	Dated
Case Officer		12/12/2022
Development Team Manager		
Determined by Service Director Or on their behalf		