

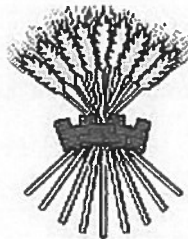
DEVELOPMENT MANAGEMENT

17/00504/CAT

Parish:	Malton Town Council
Application No:	17/00504/CAT
Applicants Name:	Malton Town Council
Applicants Address:	Community House Wentworth Street Malton North Yorkshire YO17 7BN
Proposal:	To fell 1x Sycamore
Location:	War Memorial Yorkersgate Malton North Yorkshire
Gridref:	Easting: 478371 Northings: 471572
Correspondence Address:	C/O Maltech (UK) Ltd (Mr A Mitchell) 1 Newgate Malton North Yorkshire YO17 7LF
Application Valid on:	2 May 2017
Initial Statutory Time Limit:	<u>13 June 2017</u>

Development Management
Ryedale District Council
Ryedale House
Malton
YO17 7HH
Tel: 01653 600666
Email dm@ryedale.gov.uk

RYEDALE DISTRICT COUNCIL



For office use only

App no: 17/00504/CAT

Fee: —

Date Received: 2.5.2017

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:		First Name:		Surname:	Clerk to Malton Town Council
Company name:	Malton Town Council				
Street address:	Community House				
	Wentworth Street				
Town/City:	Malton				
Country:					
Postcode:	YO17 7BN				
	Telephone number:				
	Mobile number:				
	Fax number:				
	Email address:				
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Mitchell
Company name:	Maltech (UK) Ltd				
Street address:	1 Newgate				
	Telephone number:				
	01653697092				
	Mobile number:				
Town/City:	Malton				
Country:	United Kingdom				
Postcode:	YO17 7LF				
	Email address:				
	mail@maltech.co.uk				

7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes). Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.
 E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

Sycamore (T1) - fell. For reasons see attached document: Project 119- Reasons for applying to fell Sycamore at War Memorial.
 Suggested replacement: one number tree from list below. Planted as 25-30 cm girth tree
 Shortlist for Ryedale District Council consideration, drawn up after discussion with Wykeham Mature trees.
 Quercus palustris – Pin Oak. Memorial group's preferred choice.
 Pyrus calleryana 'Chanticleer' – ornamental pear
 Alnus cordata – Italian Alder

6. Tree Preservation Order Details

If you know which TPO protects the tree(s) enter its title or number below

N/A

5. What Are You Applying For?

Are you seeking consent for works to a tree(s) subject to a TPO? Yes No

Are you wishing to carry out works to tree(s) in a conservation area? Yes No

4. Trees Ownership

Is the applicant the owner of the tree(s)? Yes No

3. Trees Location

Please provide the address of the site where the tree(s) stands (full address if possible):

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Eastings:

Northing:

Description:

8. Trees - Additional Information

For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall:

If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

Yes No

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives.

If YES, you are required to provide for:

Yes No

Subsidence

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

Other structural damage (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)

Are you providing additional information in support of your application?

Yes No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application:

Tree survey Malton War Memorial carried out by Mark S Feather BSc M Arb Rfs Tech Arbor A
Project 119- Reasons for applying to fell Sycamore at War Memorial, Malton
119.15 Sketch plan showing site and tree location

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

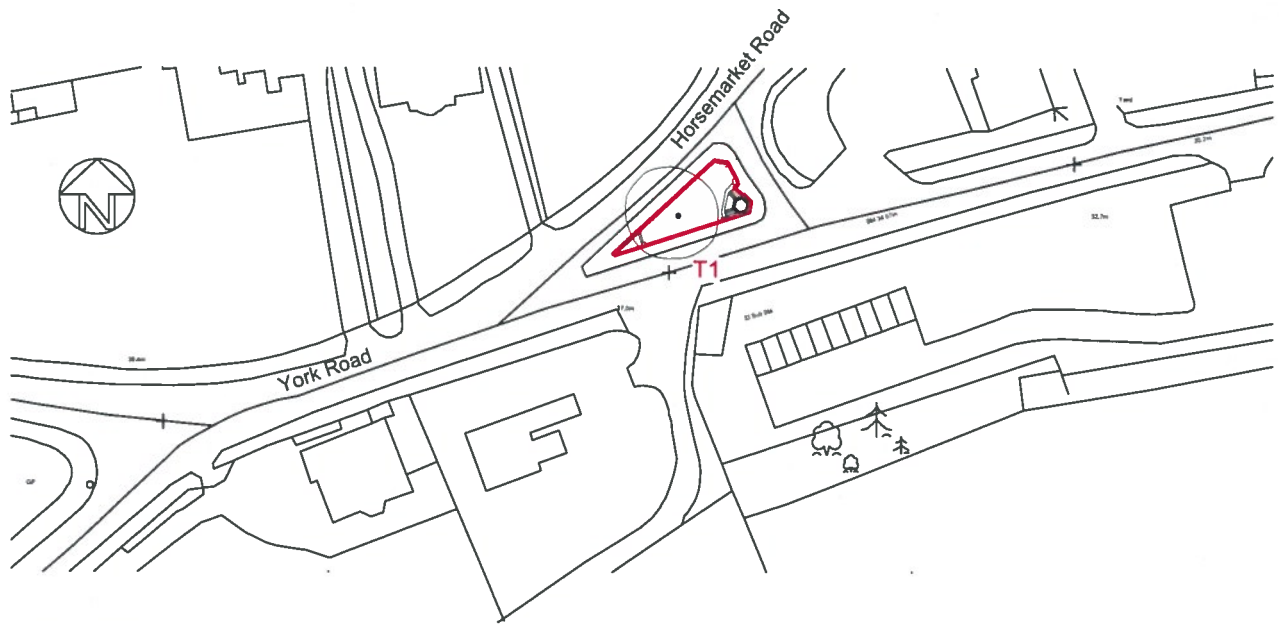
10. Trees - Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

28/04/2017



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Application site

T1

Sycamore tree subject of application

The Landscape Design Company

1 Newgate Malton North Yorkshire YO17 7LF
 tel 01653 692486 fax 01653 692486 email mail@landesco.co.uk

War Memorial & Memorial Square, Malton

Malton Town Council

Drawing © The Landscape Design Company
Site & Tree Location Plan - Consent to Fell

Scale 1:1250 @A4

Drawn / date	RM 01.03.17
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Job no.	119	Drawing no.	15	Revision	
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Project 119: Reasons for applying to fell Sycamore at War Memorial, Malton

Prepared by R. Mitchell BA DipLa CMLI, Maltech (UK) Ltd, Consulting Civil and Structural Engineers for Malton Town Council.

- It is a large tree which dominates and overshadows the war memorial. Thought to be a self-sown tree, it is one of several trees originally on site. No specific commemorative value and low ecological value. Removal would place stronger emphasis on the memorial itself, in particular the memorial cross of sacrifice, which is lost to view when approaching town from the A64.
- A key objective of the War Memorial project is to open up the upper level, making it accessible to all and to provide increased safe space for services and personal contemplation. The scheme as approved has been designed to retain tree, but results in a scheme which is compromised as a result. Levels need to be kept high to avoid damage to tree roots, which means retention of one set of steps from Horsemarket Road and inclusion of steps within the site. This restricts the area intended for wheel chair use. Removal of the tree would allow for reduction in levels, which would further improve disabled access by giving level or ramped access from Horsemarket Road to all of the upper level.
- Previous trees have been removed from the site.
- It is not an appropriate species for the location which is effectively a contained site with limited water, nutrients and space and which is bordered on all sides by roads.
- The tree projects into and overhangs the road, interfering with high sided vehicles.
- Although making a positive contribution to the street scene there are other large trees in the nearby vicinity. It is proposed to fell and replace the tree with another large but more suitable, less spreading tree.
- Drops sticky 'honeydew' which is unpleasant for a seating area
- Crazy paving to the upper level has become uneven and untidy due to upward force of the tree roots and requires replacing to avoid being a trip hazard. It is proposed to replace the paving with porous resin bound paving which is smooth, flexibly laid and allows water and air to tree roots. Felling and replacement, now, would avoid damage and disruption of the new paving at a later date. See photo below.



- There is cracking to the retaining wall likely to be caused by water or soil pressure. See email from A. Mitchell, Chartered Structural Engineer below. Careful excavation to rear of wall to carry out suggested repairs may cause localised disturbance to tree roots, which could affect the tree's health. The proposal to remove the tree allowing for a reduction in ground levels and subsequent replacement of the tree would also help ameliorate soil pressure.

Dear Rosemary,

I note your concern regarding the cracking and movement to the retaining wall at the south-east edge of the paved area where it abuts the higher wall of the war memorial.

The sycamore tree in the middle of the paved area is some 7.5m away from this point. I agree that the large coping stone has moved slightly (>10mm) in the past few years, however, I doubt that this is due to pressure from tree roots at this distance. I feel that water or soil pressure behind may be a more dominant effect.

It would be wise, as part of the proposed works, for you to excavate the soil from behind the wall, re-bed the stone then repoint it and make good. You could install a frame cramp into the wall to strengthen the connection at this point and also cut weep holes near the base of the wall to relieve water pressure (say 50mm dia at 1200mm ctrs) There are a number of long cracks in this area of the retaining wall and these should also be raked out and repointed. All mortar should be of a suitable lime type.

Regards,

Alan Mitchell
For maltech (UK)Ltd

- The Arborist's report indicates a life of expectancy of 50 years plus. Although in good health, the tree contains minor dead wood. As the tree health declines, dieback will become more of an issue. It will become more expensive to maintain and a greater liability until eventually it will require costly and difficult removal, which the Town Council will have to meet. The proposals for the memorial are long term and are intended to last well beyond that date. Felling and replacement now, with a more suitable species, would avoid disruption at a later date and costs would be met by lottery funding (subject to a successful application.)
- In their leaflet 'Advice on maintenance of War Memorials', English Heritage do state not to plant trees too near a memorial.
- The Chair of the War Memorial Committee would like to stress that the key objectives to the proposed works are respect, remembrance and renewal.

Suggested replacement: one number tree from list below. Planted as 25-30cm girth tree.

Suggested shortlist for Council consideration, drawn up after discussion with Wykeham Mature trees.

- Quercus palustris – Pin Oak. Memorial group's preferred choice.
- Pyrus calleryana 'Chanticleer' – ornamental pear
- Alnus cordata – Italian Alder

Mark S Feather BSc M Arb RIS Tech Arbor A

Arboricultural, Woodland and Landscape Consultant

10 Grosvenor Place, Beverley, East Yorkshire HU17 8LY (01482 871064)

Tree Survey
Malton War Memorial
Yorkersgate
Malton
North Yorkshire

Client Contact

Mr Mike Skehan
Clerk to Malton Town Council
maltontc@btinternet.com
01653 228699

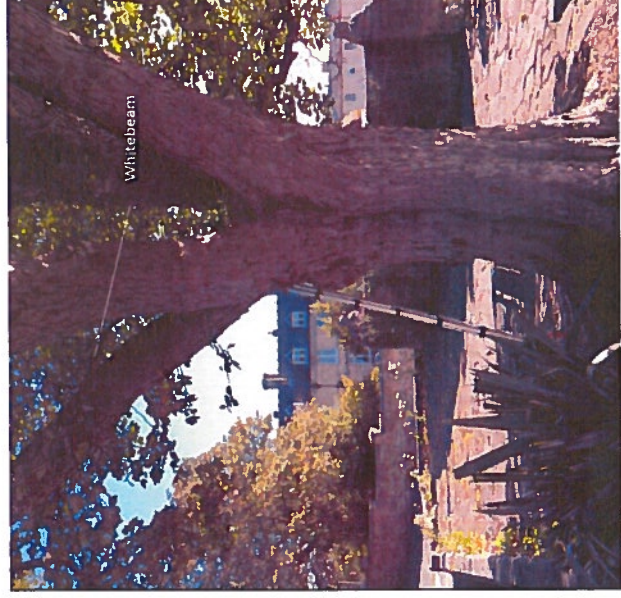
Inspection date 1st October 2016

1.0 Report Brief

Malton Town Council requested an inspection of the sycamore tree situated alongside the war memorial at Yorkersgate, Malton. Proposals are being made to enhance the area around the war memorial including new paving and seating. Concerns have been expressed about potential damage to the roots of the sycamore tree during the resurfacing works. Resin bonded gravel has been proposed as a flexible surfacing material to use around the base of the tree. This report considers the use of this material and other works and the potential impact on the health of the sycamore tree. The report also makes comments on the general landscape value of the tree should, as an alternative, it is proposed to remove the tree.

2.0 Survey Details

The tree was inspected on the 1st October 2016 when it appeared in a sound healthy condition. The tree has a good full crown and contains some minor deadwood but this is not a concern. The life expectancy of the tree is therefore long, in excess of 50 years. The main fork of the tree was also inspected with the aid of a ladder. Rather unusually a small whitebeam tree is growing out of a small bowl in the fork of the tree.



3.0 Work Proposals

The tree is approximately 15m in height with a wide crown spread of 7m. The trunk diameter is approximately 600mm which would mean that the majority of the paved area is within the root protection area of the tree. The work proposals are listed below.

a) Removal of Existing Crazy Paving

The proposal around the tree is to hand lift the existing crazy paving which are between 60mm and 70mm in thickness.

b) Base Material

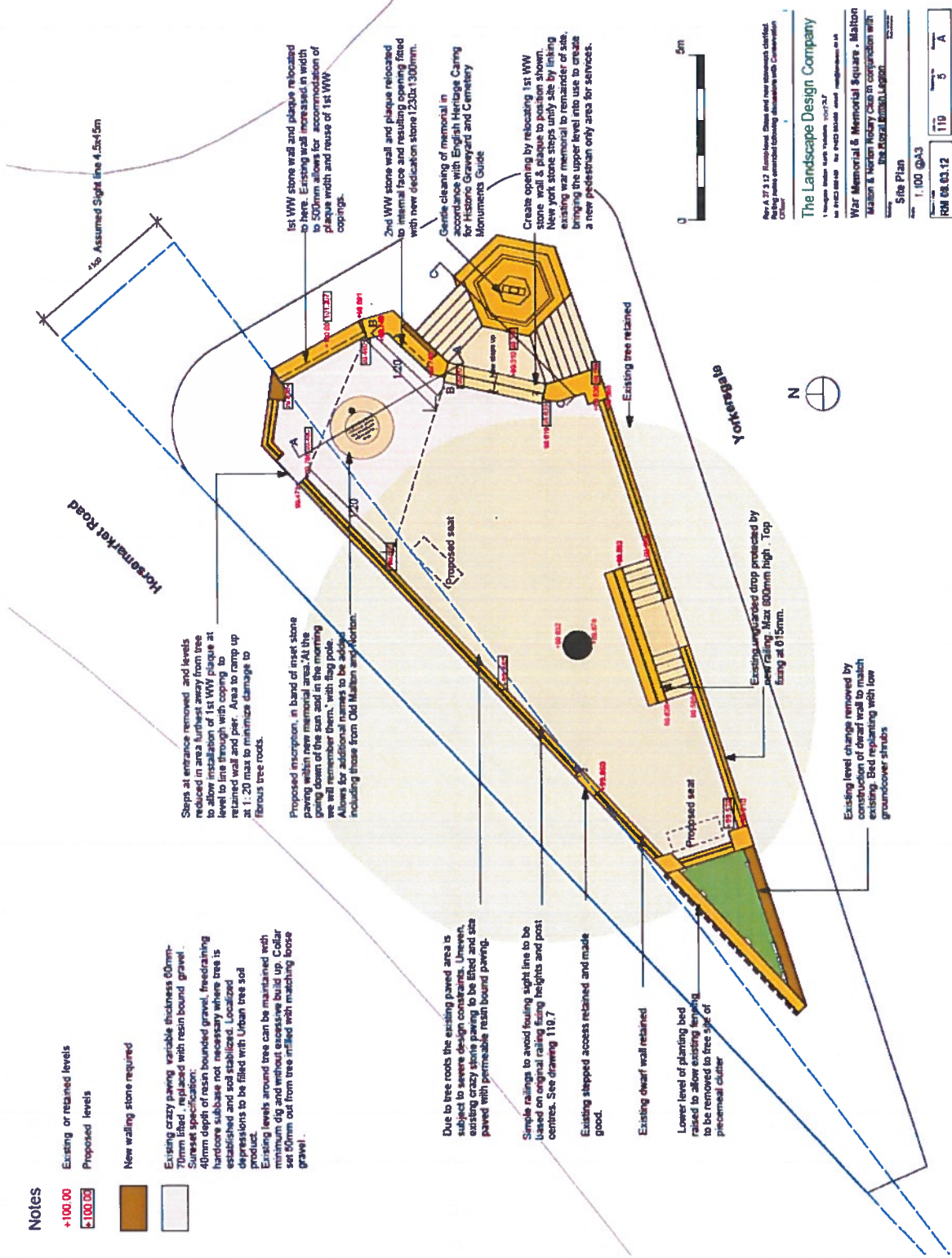
Any small depressions would then be filled with urban tree soil products.

c) Surface Material

A 40mm depth of permeable resin bonded gravel would then be laid. A collar would be placed 50mm out from the trunk to allow for growth. This would be infilled with matching loose gravel.

Sycamore trees are hardy trees and fairly tolerant to root disturbance. The work would need to be undertaken with hand tools and with care this would have no significant impact on the tree. A plan on page 4 shows an extract form the landscape proposals for the site.

Please note this drawing has been superseded by drawing 119.5 rev B following discussions with
 4.0 Site Plan RDC to minimise excavation within tree root zone



Rev A 27 12 Elected Client and user agreement identified. Being made available following discussion with Conservation Officer.

The Landscape Design Company
 119 High Street, York, YO1 1AA. Tel: 01904 477777. Email: info@landscape-design.co.uk

War Memorial & Memorial Square - Malton
 Malton & Norton History Club in cooperation with
 The Local History Society

Site Plan
 Date: 11/06/12
 Scale: 1:100
 Drawing No: 119
 Sheet: 5 of A

5.0 Alternative Proposals

An alternative proposal would be to remove and replant with a new tree. The tree is clearly fairly prominent in the street scene but the area does also have some other large significant trees alongside to maintain a well treed approach to the town.

The tree does seem to dominate the space and the memorial may appear more significant without the tree overshadowing it which might be desirable. The removal of the sycamore may also provide a more attractive seating area especially if it was replaced with one or two new but perhaps smaller growing trees.



6.0 Replanting Suggestions

If the tree was removed, then space would exist for planting one tree or even two or three smaller growing trees which might fit better with the space available. The trees could be planted at a reasonable size to give some instant effect, (14-16cm girth @1m) and in suitable tree guards and grids linked to the paving scheme. Species selection is clearly wide but one consideration was the planting of autumn flowering cherry so that the trees were at their best around Remembrance Day. One suggestion would be the planting of 3 cherry – *Prunus subhirtella 'Autumnalis Rosea'*.

Sketch Planting Locations

