DECISION-MAKER:		PLANNING AND RIGHTS OF WAY PANEL				
SUBJECT:		REMOVAL OF COUNCIL OWNED TREES ON HOLCROFT SOCIAL SERVICE SITE.				
DATE OF DECISION:		25 MARCH 2014				
REPORT OF:		HEAD OF CITY SERVICES				
CONTACT DETAILS						
AUTHOR:	Name:	Gary Claydon-Bone	Tel:	023 8083 3005		
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Director	Name:	Stuart Love				
E-mail: Stuart.love@southampton.gov.uk						

STATEMENT OF CONFIDENTIALITY	
NONE	

BRIEF SUMMARY

This report covers the request from Christine Powell from Holcroft House, to remove the two Monterey Cypress trees on the rear boundary.

RECOMMENDATIONS:

1. To approve the felling of the trees and suitable replacement trees planted in same location.

REASONS FOR REPORT RECOMMENDATIONS

- 2. The resident at 12 Murray Close has contacted Holcroft House to request that the trees be removed. He has concerns over the trees and feels that they may fall and cause damage.
- The two Monterey Cypress trees have been surveyed and found to be in good condition. There were no reasons to have the trees felled on health and safety grounds.
- 4. The trees will continue to grow and due to the species, will not be best suited in their current location.
- 5. Monterey Cypress trees, when mature, are susceptible to limb failure through wind, rain and snow. It is therefore considered to be best practice to remove the trees now and have replacement trees establish. There is also a possible high hedge issue.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

6. Not to support the removal of the trees. This may result in claims for damage in the future or a high hedge complaint.

DETAIL (Including consultation carried out)

7. An enquiry was logged with SCC tree team from Holcroft House Social Services. They have received a complaint from the resident to the rear of the site that is directly affected by the trees.

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- 8. The trees were inspected for health and safety and apart from some minor defects, were found to be in good condition. Therefore Southampton City Council's tree team were not able to fell the trees on grounds of health or safety.
- 9. Social Services have concerns over the trees due to a recent event at another site in which a tree failed in high winds. This has prompted them to request that the trees are removed.
- 10. These trees are not a suitable species for the location. They are too large and we have requests from neighbouring properties to prune or remove these trees. This particular species is susceptible to branch failure once they reach maturity. Therefore I support the removal of these trees on the grounds they are replaced with a more appropriate species which in this case would be Silver Birch.
- 11. As the trees have a high amenity and wildlife value and benefit other residents, I am not able to authorise the trees removal and therefore it requires Panel support.

RESOURCE IMPLICATIONS

Capital/Revenue

12. The cost to remove these trees will be between £2'500 to £3'000 This will be funded by social services and the price will be confirmed at a later date.

Property/Other

13. The replacement trees will be planted in the location of the removed trees.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

14. In accordance with the Constitution any decision relating to Council trees, unless delegated, will be determined by the Planning Panel.

Other Legal Implications:

15. The trees are not subject to Tree Preservation Orders.

POLICY FRAMEWORK IMPLICATIONS

16. NONE

KEY DECISION? NO

WARDS/COMMUNITIES AFFECTED:	Bitterne/City Wide
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SUPPORTING DOCUMENTATION

Appendices

1.	Site Plan
2.	Photograph of site from various locations.

Documents In Members' Rooms

1.	None
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Equality Impact Assessment

	Do the implications/subject of the report require an Equality Impact	NO	
Assessment (EIA) to be carried out.			

Other Background Documents

Equality Impact Assessment and Other Background documents available for inspection at:

Title of Background Paper(s)

Relevant Paragraph of the Access to

Information Procedure Rules / Schedule

12A allowing document to be Exempt/Confidential (if applicable)

1. None

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