

**Beverley And Newland**

**Beech Holme Court, Beverley Road, Kingston Upon Hull, HU5 1NF**

TPO No. 299 covers the following: -

Copper Beech tree (T1), Sycamore tree (T2), and Lime tree (T3)

Served 18<sup>th</sup> March 2025

Objection received

**SUMMARY**

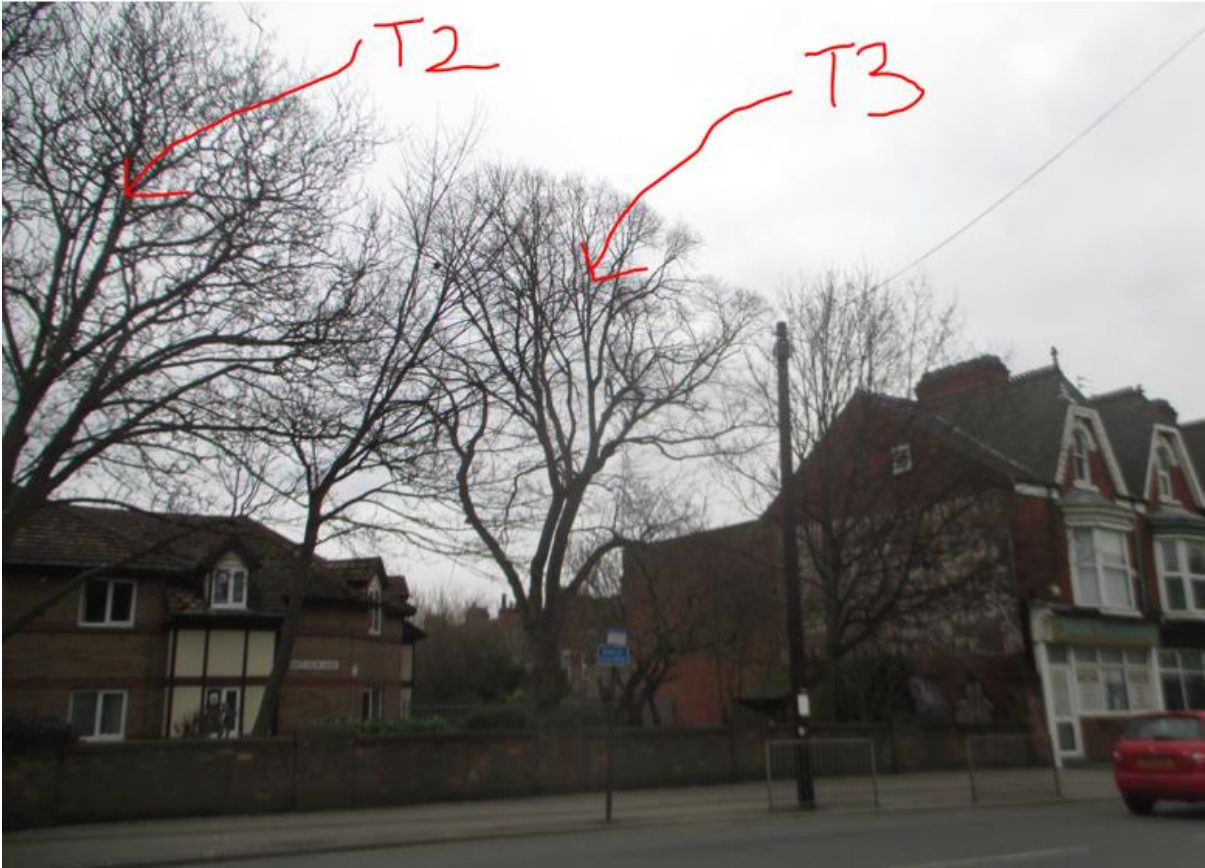
- Confirmation of Tree Preservation Order.
- Objection received.
- Subject to a planning Committee site visit
- Confirmation recommended.

**BACKGROUND**

The subject trees are located within the front garden of Beech Holme Court, an unlisted 2-storey late c20 sheltered housing complex (comprising 23 flats for visually impaired people) attached to (but not now part of) the Grade II listed Rockcliffe House, situated on the east side of Beverley Road, within the Beverley Road conservation area.

The trees are approximately 15-16m high and appear to be in good condition.





## HISTORY

25/00028/TC - Crown reduce Beech (T1) tree by 3m to compact the shape leaving an overall height of 10m; Crown reduce Maple (T2) tree by 3m to compact the shape leaving an overall height of 10m; Crown reduce Maple (T3) tree by 3m to compact the shape leaving an overall height of 10m (Works to trees in a Conservation Area) –TPO served 18.03.2025.

## OBJECTIONS/COMMENTS

Objection to TPO confirmation received from the applicants - Sight Support Hull & East Yorkshire:

1. Trees causing difficulties for residents, some of whom are sight-impaired or severely sight-impaired; and the ongoing maintenance of the property.
2. Proximity of trees to building and roof which could over time cause significant damage, which would impact the long term upkeep and safety of the property.

3. Trees are obstructing natural light from reaching the front flats, which has a negative impact on tenants' ability to navigate the living spaces and feel comfortable in their homes.
4. Practical solutions need to be found to balance the preservation of the trees with the needs of the property and its residents.
5. Happy to work with the relevant authorities to explore potential solutions, such as selective pruning or other measures that address the concerns mentioned above while still considering the health of the trees.

### **Urban Forestry**

- Would not agree to the reduction in height of any of the trees.
- Trees are in good condition with no alarming visible defects spotted from a visual ground inspection that would require the trees to be reduced in height.
- Beech and Sycamore trees do not respond very well to reduction works and bringing these trees down to a height of 10m would be drastic.
- Would create unnecessary pruning wounds that will open the tree up for easier colonisation by pathogenic fungus infections, which can lead to failures of scaffold limbs and stems.
- Would support a minor overall reduction of approx. 1.5m on the sycamore tree, at its main union where it joins with its stem to try and overcome some of the issues referred to by the applicant.
- The Copper Beech is in good health with no obvious defects and does not warrant any works carried out to it, the branches are not overhanging or encroaching on the property.
- Reduction of Lime tree would not be beneficial given its species and location and would block more sunlight from the building
- Recommend removal of low epicormic growth to 6m in height from the lime tree
- Recommend works to 2 other trees not covered by TPO to alleviate concerns in relation to light

## **APPRAISAL**

The trees, given their size and prominent siting, being located to the front (west) of the existing building, are very visible within the street scene. They provide a natural amenity screen on Beverley Road and provide canopy cover in an area and part of the conservation area that is lacking.

The trees appear to be in good health and for the reasons outlined above are of high amenity value and contribute positively to the character and appearance of the Beverley Road Conservation Area and therefore the grounds for imposing the TPO are considered to be sound.

An objection to the TPO has been received from the owners of the site raising concerns in relation to the proximity of the trees to the building and potential damage to the property, but no evidence, in the form of structural or building surveys has been submitted to demonstrate that the trees are causing such damage from branches overhanging the roof or otherwise.

The owner has also objected to the TPO on the basis that the trees are obstructing natural light from reaching the flats in the front of the building, which is a particular concern given that some of their tenants are sight impaired or severely sight impaired. No evidence has been submitted to demonstrate that the proposed works would have the desired effect in terms of materially improving natural light to the flats in question, given the height of the trees relative to the elevation of the windows in question, the west-facing orientation of the building, and the separation distances between the two. Urban Forestry has advised that the proposed works to the Lime tree, which is the tree located closest to the building, would likely result in much denser, epicormic growth further down the trunk of the tree, and would not therefore necessarily ease the concerns of the applicant in relation to improving natural light.

The applicants have asked that the TPO be reconsidered in light of their concerns and that practical solutions be found to balance the preservation of the trees with the needs of the property and its residents. They have stated that they would be happy to work with the relevant authorities to explore potential solutions such as selective pruning or

other measures that address their concerns while still considering the health of the trees.

Urban Forestry have advised that some pruning works to the trees, as well as works to other trees within the front garden not covered by this TPO may be acceptable and may help allow some more light into the front of the building, and the confirmation of the TPO would not preclude further applications for more appropriate works from being submitted and considered.

**RECOMMENDATION**

It is recommended that the Tree Preservation Order be confirmed in its current form.