

WEST DUNBARTONSHIRE COUNCIL

Report by the Director of Development and Environmental Services

Planning Committee: 1 March 2006

**Subject: Removal of Trees at 15 Helenslee Road, Dumbarton
Removal of Trees at 1 Gleddoch View, Dumbarton**

1.0 Purpose:

- 1.1 To inform Members of breaches of planning control involving the removal of trees at 15 Helenslee Road, Dumbarton and 1 Gleddoch View, Dumbarton and to seek authority to take enforcement action to have the breaches remedied.

2.0 Background:

- 2.1 Both of the above sites are residential properties located within the Kirktonhill Conservation Area of Dumbarton which is also covered by a Tree Preservation Order (TPO). Planning permission was granted for the erection of the property at 1 Gleddoch View on 11 May 2001 (Ref. DC00-087), whilst construction continues on erecting a property at 15 Helenslee Road, granted planning permission on the 9 September 2004 (Ref. DC04-127).
- 2.2 In order to allow the house and garage at 1 Gleddoch View to be constructed, it was necessary for trees to be removed from the site. Since trees that were protected by a TPO had to be removed to accommodate the new property, a condition was attached to the planning consent that required details of replacement planting to be submitted for approval. This condition has not been complied with.
- 2.3 Subsequently, a request was made by the owner of the property to remove six mature trees from the area around the house. After a site inspection it was considered appropriate for five trees to be removed due to a combination of their health and location. Removal of the five trees covered by a TPO was granted on condition that a suitable scheme of replanting was submitted for approval.
- 2.4 There is a similar situation at 15 Helenslee Road where consent was granted for a new dwellinghouse within the grounds of Islay Kerr House. It was obvious that the grounds had not been tended for a number of years as a substantial area had become overgrown. The site owner/developer made a request to remove a number of trees from the site and submitted a tree survey.

2.5 After an inspection of the site had been made, there were a number of issues that had to be taken into consideration including: accommodating a new house on site, the health of the trees, the location of the trees and the longterm future of the site. Taking these factors into account, it was considered acceptable to allow the removal of sixteen trees from the site on condition that a suitable scheme of replanting was submitted for approval.

3.0 Main Issues:

3.1 On both sites, work has taken place to remove trees in accordance with the permissions that were granted. However, no details of a replanting scheme have been submitted for approval in either case. Although a number of letters have been sent in relation to both sites requesting details of proposed replanting, no replanting schemes or details have been submitted for consideration.

3.2 It is considered that in the interest of the amenity of the Kirktonhill conservation area and to ensure that appropriate replanting is carried out, tree enforcement notices should be served in order to remedy the injury to the amenity of the area that has occurred through a lack of suitable replanting.

3.3 Both sites are located within the Kirktonhill conservation area in Dumbarton and an important aspect of the conservation area is the contribution made by trees. It is important to maintain this natural element both for the present and future of the area. In order to maintain the sustainable future of the area it is necessary to ensure that poor specimen trees, those suffering from ill health or unsuitable locations are replaced when it is appropriate to do so. In this instance, it was considered appropriate for trees to be removed, provided details of suitable replacement planting were submitted for approval and such replanting was undertaken.

4.0 Recommendation:

4.1 Authorisation is sought from Members to serve a Tree Enforcement Notice in relation to each of the above sites, requiring the submission of a suitable replanting scheme that ensures new trees are planted and maintains the amenity of the Kirktonhill conservation area.



Dan Henderson
Director of Development and Environmental Services

Date: 15 February 2006

Background Papers: 1 Gleddoch View, Dumbarton

1. Letter dated 08/03/05, granting consent for the removal of trees at 1 Gleddoch View.
2. Letter dated 04/11/05, requesting the submission of a replanting scheme.
3. Letter dated 14/02/06, requesting the submission of a replanting scheme.

15 Helenslee Road, Dumbarton

1. Letter dated 14/10/04, granting consent for the removal of trees at 15 Helenslee Road.
2. Letter dated 17/11/04, requesting the submission of a replanting scheme.
3. Letter dated 22/06/05, requesting the submission of a replanting scheme.
4. Letter dated 13/07/05, requesting the submission of a replanting scheme.
5. Letter dated 20/01/06, requesting the submission of a replanting scheme.

Ward(s) Affected: Ward 15

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