

Committee: Planning

Agenda Item

Date: 12th February 2025

Title: UTT/24/2839/TCA: Notification of intent to carry out tree works within a conservation area at Uttlesford District Council London Road Offices

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Item for decision

Principal Landscape Officer

Summary

1. This item seeks the Committee's consideration of the proposed felling of 17 No. Conifer trees adjacent to London Road Offices to enable more natural light to enter the office building. The trees are in the ownership of UDC.

Recommendations

2. No objection be raised to the proposed tree works.

Financial Implications

3. The cost of undertaking the proposed tree work would be drawn from existing budget provisions.

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

UTT/24/2839/TCA.

Impact

- 5.

Communication/Consultation	Details of the decision to be entered on to the public register of TCA notifications.
Community Safety	none
Equalities	none
Health and Safety	none
Human Rights/Legal	none

Implications	
Sustainability	none
Ward-specific impacts	none
Workforce/Workplace	none

Situation

6. Notification of intent to carry out the proposed tree works has been submitted on behalf of UDC's Assistant Director ICT & Facilities. Proposal to fell 17 No. Conifer trees adjacent to London Road Offices to enable more natural light to enter the office building.
7. The trees are in the ownership of UDC. Refer Appendix 1: Location plan and Appendix 2: Photo 1 below for location of trees.
8. The visibility of these trees from the public realm is very limited. They may be briefly glimpsed from London Road but are almost entirely screened by existing trees and vegetation in front (refer Photo 2 below). They are also visible from the footpath at 13 Saxon Way – but the view is fleeting and filtered by the existing built form and trees, offering an insignificant contribution to the overall street scene (refer Photo 3 below).

Risk Analysis

1.

Risk	Likelihood	Impact	Mitigating actions
2 There is some risk of a major failure/collapse of these trees.	2 The likelihood of a major failure particularly in high winds suggest action may be necessary.	3 The location of the trees immediately adjacent to UDC Council Offices makes the impact of a failure/collapse of these trees potentially significant.	Proposed felling of trees as per schedule should go ahead to enable more natural light to enter the office building.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.

Appendix 1: Location Plan



Appendix 2: Photo 1



Looking north to conifer trees from western side of Uttlesford District Council

Photo 2



Looking north to conifer trees from London Road – visibility of trees from the public realm is very limited as they are almost entirely screened by existing trees
London Road Offices

Photo 3



Looking east from 13 Saxon Way - while the conifer trees are visible, the view is fleeting and filtered by the existing built form and trees, offering an insignificant contribution to the overall street scene