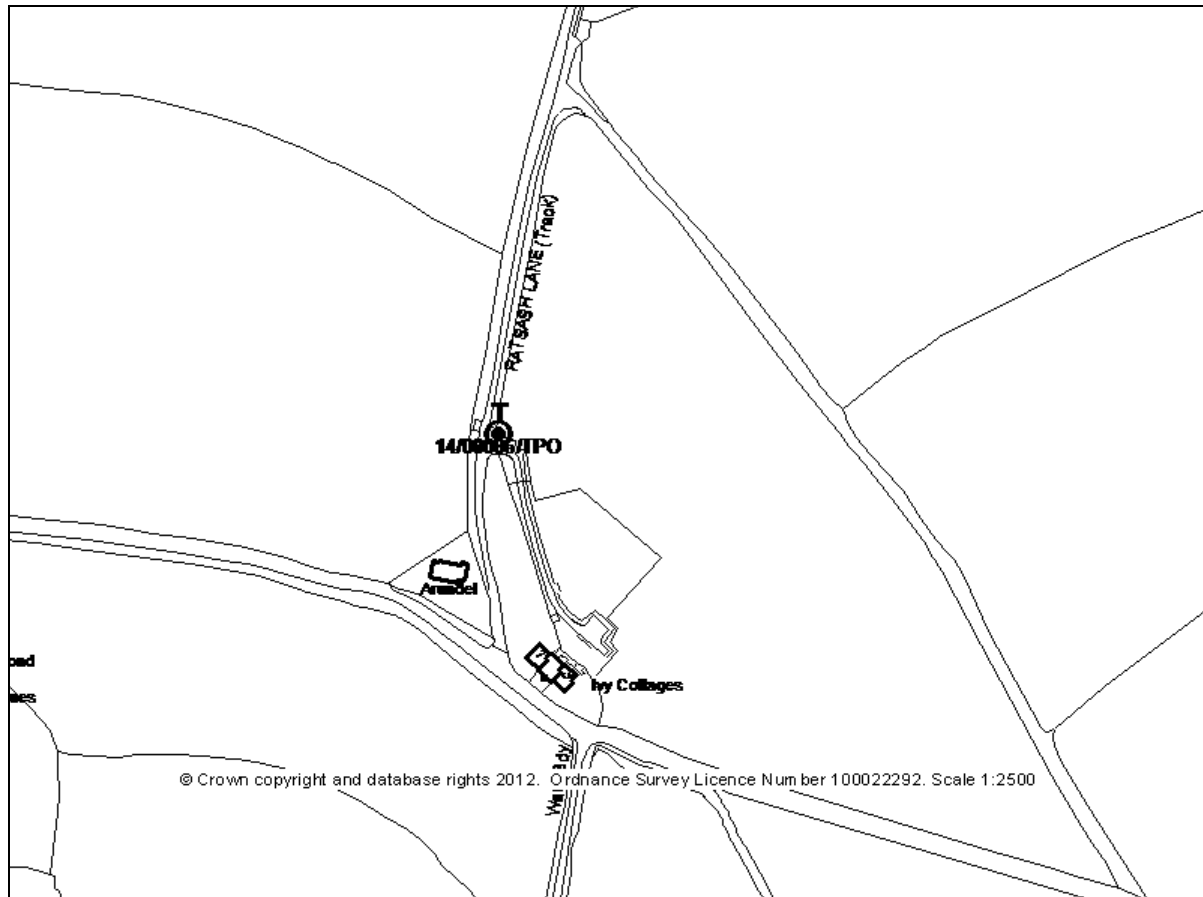


Application No. 14/00006/TPO

Agenda Item 13

Grid Ref: 112662 : 308113

Location: Ratsash Lane
Craddock Devon



REPORT OF THE HEAD OF PLANNING AND REGENERATION

**APPLICATION 14/00006/TPO - TREE PRESERVATION ORDER FOR
2 X OAK TREES AT RATSASH LANE, CRADDOCK.**

Reason for Report:

To consider whether a Tree Preservation Order should be confirmed in light of the objection that has been received

RECOMMENDATION

That the Tree Preservation Order is confirmed

Relationship to Corporate Plan:

The proposal impacts upon the Corporate Plan Priority 'Caring for our Environment'.

Financial Implications:

None

Legal Implications:

None

Risk Assessment:

None

Consultation carried out with:

1. Mid Devon District Council Tree Officer informs the following report

1.0 DESCRIPTION/HISTORY

- 1.1 The proposed Tree Preservation Order covers 2 mature Oak trees on agricultural land adjacent to an unmetalled track called Ratsash Lane. One tree is on the western side of the lane and the other to the eastern side. This lane connects with the Class 3 service road between Uffculme and Craddock. The Tree Preservation Order aims to ensure long term contribution of the trees which are situated in close proximity to two structures, one of which has been subject to a prior notification application 14/00609/PNCOU.

2.0 AMENITY EVALUATION

- 2.1 For the surrounding area the trees have significant amenity value by virtue of their scale, maturity and following an amenity evaluation of the trees it was deemed necessary to place protection on them in the form of a Tree Preservation Order.

3.0 REPRESENTATIONS

3.1 One objection received, summarised as follows:

- The tree (T1) is not healthy and has numerous dead branches
- There is insufficient space for both trees to support sustained growth
- The TPO has been put in place to affect the outcome of 14/00609/PNCOU

4.0 MATERIALS CONSIDERATION AND RESPONSE TO THE OBJECTION

The trees are good specimen trees that are of amenity value to the area. The Tree Preservation Order would not prevent works being done to the trees but would ensure that the works are carried out in a manner that protects the trees and their amenity value.

The trees are worthy of protection under a Tree Preservation Order because the Authority is concerned about the impact from development of adjacent buildings upon the health and amenity of the trees.

This tree preservation was made following a request from a concerned local resident who seemed to believe that a tree surgeon was due to start work on them.

The two trees are large mature hedgerow Oaks. By taking a measurement of the diameter of the stems at breast height it can be concluded that the trees are close (within 30 years) to reaching veteran status, combined with other features within the crown such as deadwood, cracks etc. As such, the trees have the potential now and in the future to host a wide range of habitats.

The trees are not prominent features of the area but they do have a reasonable visibility in the landscape as you travel between Craddock and Uffculme. Using the TEMPO system a score was given of 17.5 with any score greater than 15 meaning a tree should be considered for protection by TPO. The tree would have scored higher if it had been a prominent feature. It scored well on life expectancy, size and suitability of the area.

The objection states that the tree is suffering the natural effects of nature. These are things which are seen as a positive attribute in trees. Where it is safe to leave trees with deadwood and natural features we see an increase in habitat value. Old trees which are left to nature are an incredibly valuable resource to a host of flora and fauna. The growth of the trees will slow down considerably over the next few decades and the trees are growing in harmony with one another in this area, as a combined feature in the landscape. There is ample room for these trees to coexist together for their entire future.

It was felt by a member of the public that the trees were under immediate threat and it was considered by your Tree Officer that the trees justified the TPO being made. If drastic pruning or removal of this tree had occurred many important current and future features would have been lost. The Tree Preservation Order serves to ensure good management of trees. It is therefore recommended that the Tree Preservation Order be confirmed.

Contact for any more information

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Background Papers

14/00609/PNCOU

File Reference

14/00006/TPO

Circulation of the Report

Cllrs Richard Chesterton
Members of the Planning Committee