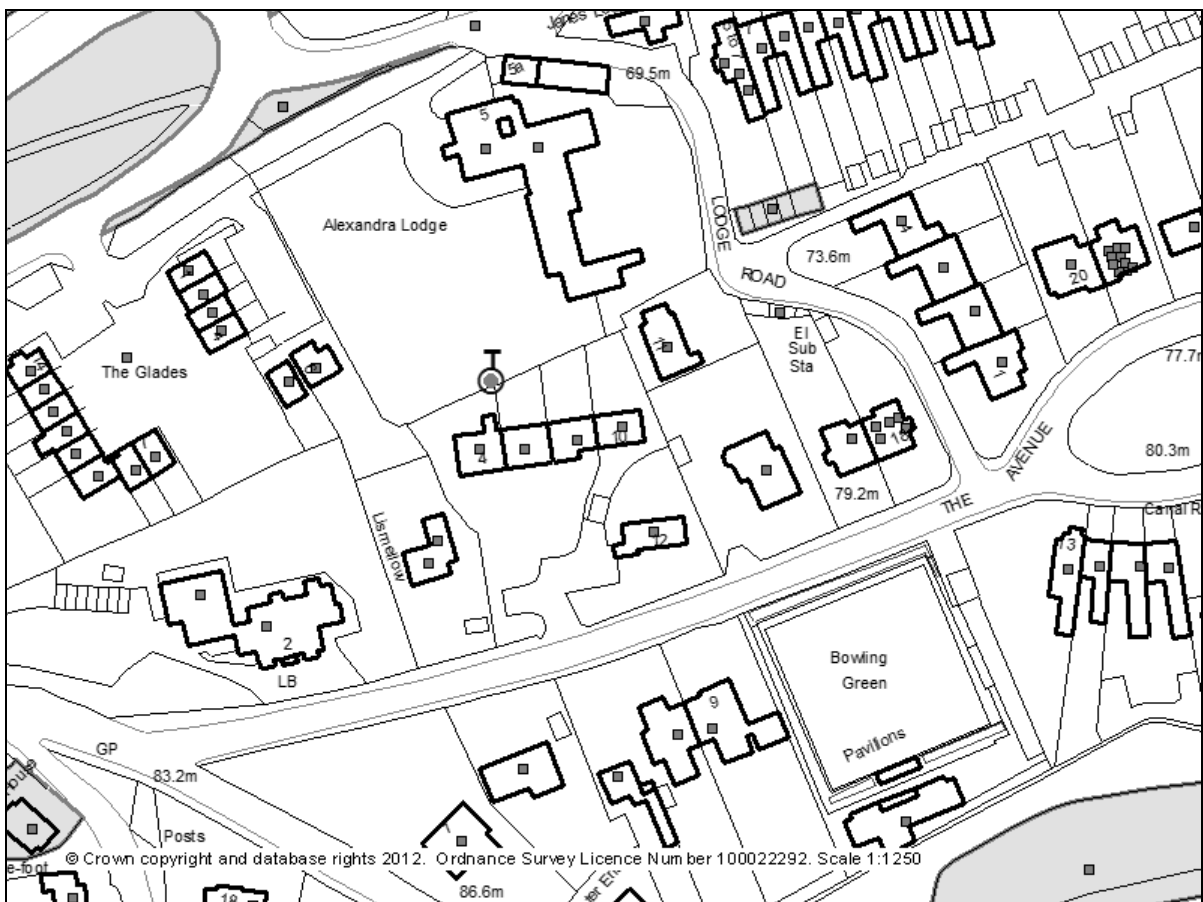


Application No. 15/00004/TPO

Agenda Item

Grid Ref: 296189:112569

Location: Alexandra Lodge,
5 Old Road,
Tiverton



AGENDA ITEM

PLANNING COMMITTEE
29th July 2015

REPORT OF THE HEAD OF PLANNING AND REGENERATION

CONFIRMATION OF TREE PRESERVATION ORDER 15/00004/TPO

Reason for Report:

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

RECOMMENDATION(S)

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. Consultation with the Mid Devon District Council Tree Officer informs the following report.

1.0 DESCRIPTION/SITE HISTORY

1.1 This Tree Preservation Order was made in response to a proposed development on the site (Alexandra Lodge Tiverton). The tree preservation order specifically protects the three more significant trees on the site due to their perceived amenity value. The three trees included within the Tree Preservation Order, and are detailed below;

- T1 - Maidenhair Tree
- T2 - Beech Tree
- T3 - Tulip Tree

1.2 One letter of objection was received dated 23 June 2015. This letter of representation specifically objects to T3, detailed within the Order.

1.3 Mid Devon District Councils tree officer was consulted as part of this process, and her response informs the following report.

2.0 AMENITY EVALUATION

2.1 The trees add a significant amenity/landscape value to the surrounding area, which will be enhanced following the development of the site. Following an amenity evaluation of the trees, it was deemed necessary to place further protection on them, in the form of a Tree Preservation Order.

3.0 REPRESENTATION

3.1 One objection to the TPO has been made on the following grounds:

- The tree has grown to a considerable height
- Very little maintenance with dead branches
- Overhangs power cables and telephone lines
- Requires pruning over drive and around cables

4.0 MATERIAL CONSIDERATIONS AND RESPONSE TO THE OBJECTIONS

4.1 This Tree Preservation Order was made on the more significant trees in response to proposed development on the site.

4.2 The 3 trees subject to TPO 15/00004/TPO are found along the northern boundary of the site. The TPO on T3 has been objected to. T3 is a Tulip Tree with a reasonable amenity value and is visible from outside the site. The Tree Preservation Order was felt to be justified as the amenity value would increase should the site be developed. They will also serve to assist with screening between the existing neighbouring properties. T3 is a Tulip tree and is in good health. It is felt that this tree has the potential to become a good feature tree and should be retained throughout the development.

4.3 The Tree Preservation Order does not serve to prevent good tree management and deadwood can be removed without the need for any kind of application, although the council do ask for 5 days' notice where possible. Where branches are overhanging the drive and need to be lifted an application would be required, there is no fee for this application and it is likely be considered acceptable to prune over the driveway.

4.4 Western Power Distribution, as statutory undertakers, are responsible for keeping trees clear of power lines. If there is concern regarding the power lines Western Power should be informed and specialist line clearance tree work will be carried out, at no cost to the owners of the tree or the neighbours. BT show very little concern for the majority of cases where trees are growing next to telephone cables but pruning around the lines would be considered either de minimus work or exempt (as BT are regarded as statutory undertakers).

5.0 CONCLUSION

5.1 The Tulip tree included in this Tree Preservation Order is worthy of this protection. The tree is in good condition, and likely to add significant amenity value to the site should it be developed. It is recommended that the Tree Preservation Order be Confirmed.

Contact for any more information	Mr Kristian Evely, Tel. 01884 234267
Background Papers	15/00334/MFUL
File Reference	15/00004/TPO
Circulation of the Report	Cllrs Richard Chesterton Members of the Planning Committee