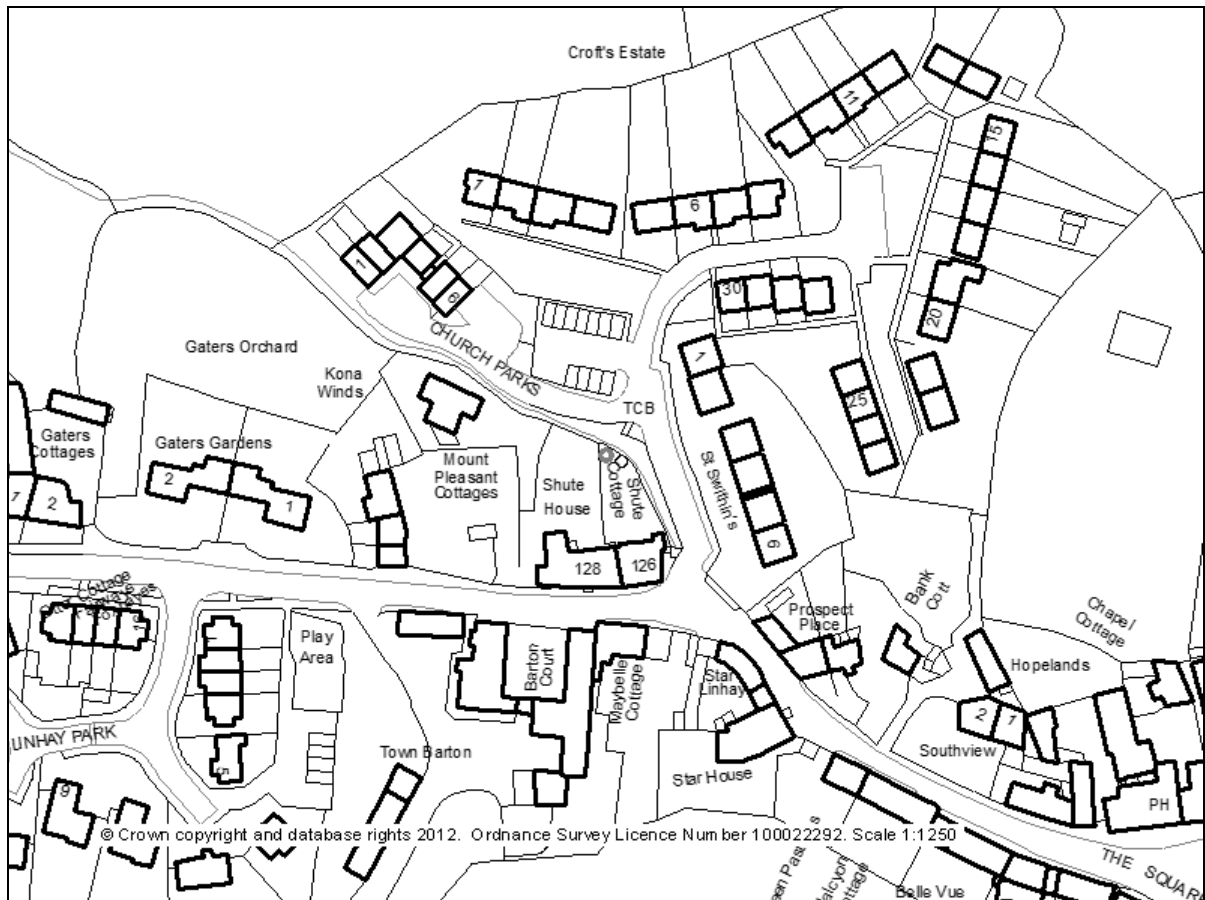


Application No. 16/00006/TPO

Grid Ref: 102539 : 282690

Location: Shute Cottage
Sandford Crediton
Devon



REPORT OF THE HEAD OF PLANNING AND REGENERATION

Reason for Report:

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

RECOMMENDATION(S)

That the Tree Preservation Order is confirmed.

Relationship to Corporate Plan:

The proposal impacts upon the Corporate aim of 'Protecting the natural environment'

Financial Implications:

None

Legal Implications:

Tree Preservation Orders are made under the Town and Country Planning Act 1990 as amended by the Town and Country Planning (Tree Preservation) (England) Regulations 2012. Local Planning Authorities can make a Tree Preservation Order if it appears to them to be expedient in the interests of amenity to make provision for the preservation of trees or woodland in their area.

Risk Assessment:

None

Consultation carried out with:

1. The landowners and immediate neighbours have been notified of the imposition of the Tree Preservation Order and provided with the opportunity to object to its confirmation.

1.0 DESCRIPTION/SITE HISTORY

- 1.1 An objection has been received following the making of a Tree Preservation Order at Shute Cottage, Sandford, Crediton. Since the Tree Preservation Order was made a meeting has been held between the Tree Officer and the tree owner.

- 1.2 The Tree Preservation Order (TPO) was made following a Conservation Area notification to reduce the trees by 1/3 (6m) and pollard all growth back to the main branches. This specification was weighed up against the visibility of the trees in the conservation area of the village of Sandford. The work specification read to be likely to destroy the appearance of the trees, possibly leaving them looking unsightly and therefore reducing their amenity value in the village.
- 1.3 The trees both appear to be in good health and condition, but have been planted quite closely together so have formed a shared canopy. They are growing at a slightly raised elevation, making them quite prominent.

2.0 AMENITY EVALUATION

- 2.1 The visual amenity of the trees is fairly low apart from one viewpoint, where it is quite significantly higher. The view when travelling from the square means that the trees are very visible. The proposed pruning work would have had a detrimental effect on the appearance of the trees in the Conservation Area.
- 2.2 When carrying out an amenity evaluation for the trees they received a score of 16, with greater than 15 being the benchmark for a tree to merit consideration for protection by TPO.
- 2.3 Within the garden there are several trees including a weeping willow. The concern was very much for the appearance of heavily pruned trees in the Sandford Conservation Area.

3.0 REPRESENTATION

- 3.1 One objection to the TPO has been made on the following grounds:
- 1) during the summer months our garden is approximately 70% covered in heavy shade
 - 2) our garden is completely covered in debris from the trees
 - 3) The crows have been causing significant damage to our thatch as they pull straw to make nests. This has to be repaired at significant ongoing expense.

4.0 MATERIAL CONSIDERATIONS AND RESPONSE TO THE OBJECTIONS

- 1) The trees are located in the furthest northern part of the garden of Shute Cottage. With regard to shading to the garden this is the best location for the trees to be in as shading will be minimal.
- 2) Unfortunately trees will and do shed small twigs, leaves, seeds etc. This is a natural cycle of a trees life.
- 3) Following a conversation from our Conservation Officer rooks taking material from thatch is a common problem. The best way to deal with the situation is to immediately repair the damaged area as they will mostly return to one particular area. They become 'fixated' on an area of thatch. If this area is immediately repaired

they are less likely to take thatch from elsewhere in the roof. It is likely that even if the trees are removed, rooks and birds from other areas may use the thatch.

5.0 CONCLUSION

- 5.1 Due to the high visibility of the trees in the village, when travelling from The Square it was felt necessary to make a Tree preservation Order to preserve the appearance of the trees.

Contact for any more information	Cathy Lynch, Tree Officer 01884 234304
Background Papers	16/01347/CAT
File Reference	16/00006/TPO
Circulation of the Report	Cllrs Richard Chesterton Members of the Planning Committee