

AGENDA ITEM NO: 8/3(a)

Parish:	Stanhoe	
Purpose of report:	TO CONSIDER WHETHER TREE PRESERVATION ORDER 2/TPO/00573 SHOULD BE CONFIRMED, MODIFIED OR NOT CONFIRMED IN THE LIGHT OF OBJECTIONS	
Location:	Church of All Saints Church Lane Stanhoe Norfolk	
Site owner/occupier:	Church of All Saints	
Case No:	2/TPO/00573	
Grid Ref:	580204 336881	Date of service of Order: 9 February 2018

RECOMMENDATION - CONFIRM ORDER WITHOUT MODIFICATION

THE SITE

The two groups (G1 & G2) are growing on the eastern boundary of the church, bordering open fields. The groups form an attractive avenue, dating back to the Victorian era and known locally as The Plantern, they can be clearly seen from many vantage points throughout the village.

LDF CORE STRATEGY POLICIES

C12 - Environmental Assets

REASON FOR MAKING THE TREE PRESERVATION ORDER

Several members of the public contacted the borough council expressing concern over plans made by the Parochial Church Council (PCC) to remove the avenue wholesale and replant. Following a site visit it was found that the avenue had a high amenity value and it was expedient that a Tree Preservation Order (TPO) was served.

OUTLINE OF OBJECTIONS AND REPRESENTATIONS

Four letters of objection have been received from the PCC, the director of Stanhoe Farms LTD, and concerned members of the public, a summary of their objections are outlined below:

1. The trees could be a danger to the users of the path, adjacent dwellings and the Grade 1 listed church.

2. If all of the trees were removed re-planted then future generations will benefit from a complete avenue, rather than fragmented removal which will lead to an uneven avenue.
3. The cost of maintenance is too high and the removal and replacement will be a cheaper option.
4. The trees have dropped large branches, some causing damage.
5. They may be possible structural damage to the church.
6. All of the Chestnuts have leaf miner and several have signs of bleeding canker.

Four letters of support have been received by concerned Stanhoe residents a summary of their comments are below:

1. The trees outlined in the TPO are fundamental to the village; they are aesthetically pleasing and in keeping with the nature of the village.
2. How sad it would be if all old, mature trees were felled and replaced with young trees.
3. The trees are crucial in terms of the natural setting of the village and this historic walkway down to the church.
4. It would be a mistake to remove these important mature trees, which in fact represents the only truly mature tree presence left in the village

All correspondence received can be viewed in full on the councils website under reference 2/TPO/00573

RESPONSE TO OBJECTIONS

1. The PCC have entered into a formal inspection regime with qualified professionals which will enable them to manage any perceived risks.
2. Whilst this is true, the devastation to the local wildlife and habitat will be incalculable; many of the trees will be used by nesting birds and possibly by Bats as a navigational aid.
3. The cost of maintaining the trees would be a factor regardless of a TPO, but this is no justification for removing the trees.
4. Trees will drop branches periodically, but, as mentioned above, the PCC have entered into a formal inspection regime with qualified professionals.
5. No evidence of this has been submitted.
6. Many Chestnuts are showing signs of the leaf miner, not just the ones here, and whilst it looks unsightly, there is little evidence to suggest that it is detrimental to the overall health of the tree. Leaf miner can be greatly reduced by clearing away the leaves at the end of autumn. Bleeding canker is, in my experience, on the decline but, as mentioned above, the PCCs inspection/maintenance regime will monitor this and advise on appropriate action.

CONCLUSIONS

In conclusion, these trees contribute greatly to the character and appearance of the street scene and the wider landscape, both now, and more importantly into the future. It is considered that the reasons put forward by the objectors are of insufficient weight to overcome the harm to the character and appearance of the locale that would occur should these trees be removed. It is therefore recommended that the order is confirmed

RECOMMENDATION: CONFIRM ORDER WITHOUT MODIFICATION

Background Papers

TPO file reference: 2/TPO/00573

Appendix 1: Copy of scoring assessment

Contact Officer: Mr R. Fisher, Arboricultural Officer 01553 616386