

AGENDA ITEM NO: 8/3(b)

Parish:	King's Lynn	
Purpose of report:	TO CONSIDER WHETHER TREE PRESERVATION ORDER 2/TPO/00587 SHOULD BE CONFIRMED, MODIFIED OR NOT CONFIRMED IN THE LIGHT OF OBJECTIONS	
Location:	Land S of Extons Place And E of Kings Avenue Rollesby Road Hardwick Industrial Estate King's Lynn Norfolk	
Case No:	2/TPO/00587	
Grid Ref:	563155 319399	Date of service of Order: 23 January 2019

RECOMMENDATION - CONFIRM ORDER WITHOUT MODIFICATION

THE SITE

The woodland (W1) and the group (G1) are growing between the residential roads of Extons Place & King's Avenue and the Western edge of the Hardwick industrial estate at Rollesby Road. These trees are a green buffer between the industrial units and the residential home and also provide an excellent habitat for wildlife in this urban area.

LDF CORE STRATEGY POLICIES

C12 - Environmental Assets

REASON FOR MAKING THE TREE PRESERVATION ORDER

Following the receipt of planning application numbered; 18/00683/FM for the development of 16 industrial units, it was found that the remaining trees on the site are of both a high amenity value and a useful resource for wildlife, and it would be prudent to serve a TPO to ensure that these trees were protected now and into the future.

OUTLINE OF OBJECTIONS AND REPRESENTATIONS

One objection letter was received from the general manager at CCL Label LTD (a business that shares a boundary with the protected woodland). A summary of the objections are outlined below:

1. We are unclear if the boundary of the W1 is directly adjacent our [CCL] boundary.
2. The trees along this boundary could damage the fence and could compromise site security and they also overhang our carpark, this could cause damage to parked vehicles.

3. We have concerns that the trees could hamper the expansion of the business and car parking facilities.

One letter of support was received.

RESPONSE TO OBJECTIONS AND REPRESENTATIONS

1. The boundary of W1 is exactly adjacent to the boundary of CCL Label LTD.
2. The trees are under the care and ownership of The Borough Council of King's Lynn & West Norfolk and regular surveys are undertaken to ensure the safety of the trees in relation to pedestrians and any third party built structure or parked vehicles.
3. This would have to be considered through the planning process, although the trees are not considered to be an impediment to the future growth of the business on the adjacent site.

CONCLUSION

In conclusion, these trees contribute greatly to the character and appearance of the street scene and the wider landscape, both now, and into the future. It is considered that the reasons put forward by the objector 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/00587

Appendix 1: Copy of scoring assessment

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