

AGENDA ITEM NO: 8/3(a)

Parish:	Stradsett	
Purpose of report:	TO CONSIDER WHETHER TREE PRESERVATION ORDER 2/TPO/00601 SHOULD BE CONFIRMED, MODIFIED OR NOT CONFIRMED IN THE LIGHT OF OBJECTIONS	
Location:	Land to the East of the access drive way for Paradise Manor, Downham Road, Stradsett, PE33 9HU	
Case No:	2/TPO/00601	
Grid Ref:	523720 028111	Date of service of Order: 19 th March 2020

RECOMMENDATION - CONFIRM ORDER WITHOUT MODIFICATION

THE SITE

The group (G1) are growing along the northern edge of Downham Road, Stradsett (A1122), adjacent to the driveway to Paradise Manor, these 8 mature Oak trees provide a great visual amenity to the surrounding area and also provide and excellent habitat for the local wildlife.

LDF CORE STRATEGY POLICIES

C12 - Environmental Assets

REASON FOR MAKING THE TREE PRESERVATION ORDER

A planning application numbered, 20/00021/F, was submitted for the upgrade to the access driveway for Paradise Manor (which involved excavation within the rooting area for one of the trees in the group) and, following a site visit, it was found that these trees are of a high amenity value, not only for the immediate residents of Paradise Manor, but the wider area in general. The decision was made to serve a TPO on all 8 trees as it was felt that they were a cohesive group that contributes to the landscape at this end of the village.

OUTLINE OF OBJECTIONS AND REPRESENTATIONS

One email of objection has been received from the Trustees of the Stradsett Maintenance & Accumulation Trust formed to manage the area, the objections follow:

1. To achieve planning permission, the first 5m of driveway would need to be tarmacked and this might affect the rooting system of the nearest tree, yet the Borough Council decided to TPO all 8.
2. The Trustees of the Stradsett Maintenance & Accumulation Trust (The Trust) have no plans to "cutting down, topping or lopping" any of the Oak trees.
3. The Trust had No Plans to harm the Oaks in anyway and had not had any notification until today that any works were being proposed to Trust Land.

RESPONSE TO OBJECTIONS AND REPRESENTATIONS

1. Tree Preservation Orders (TPO) can be served on any tree or group of trees; in this case, whilst the closest tree to the proposed driveway would be affected by the proposals, the group of trees covered form an attractive line of trees at this end of the village and work as a cohesive group.
2. The Trustees of the Stradsett Maintenance & Accumulation Trust (The Trust) may not have any intention of working on these trees but the TPO has been served in relation to the planning application numbered 20/00021/F to protect the trees during any construction.
3. Notification of works on third party land should be picked up through the planning process and has no relevance when serving the TPO.

CONCLUSIONS

In conclusion, these trees contribute greatly to the character and appearance of the street scene, 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/00601

Appendix 1: Copy of scoring assessment

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

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 10/3/2020 Surveyor: R. Finner, Arboricultural Officer, Devon

Tree details
 TPO Ref (if applicable): 2/11/2019 Tree/Group No: C11 Species: Oak & S
 Owner (if known): Location: Downham Road, Stalsett.

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- 5) Good Highly suitable
- 3) Fair/satisfactory Suitable
- 1) Poor Unlikely to be suitable
- 0) Dead/dying/dangerous* Unsuitable

* Relates to existing context and is intended to apply to severe irremediable defects only

Score & Notes
 3 Some deadwood present

b) Retention span (in years) & suitability for TPO

- 5) 100+ Highly suitable
- 4) 40-100 Very suitable
- 2) 20-40 Suitable
- 1) 10-20 Just suitable
- 0) <10* Unsuitable

* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

Score & Notes
 4

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- 5) Very large trees with some visibility, or prominent large trees Highly suitable
- 4) Large trees, or medium trees clearly visible to the public Suitable
- 3) Medium trees, or large trees with limited view only Suitable
- 2) Young, small, or medium/large trees visible only with difficulty Barely suitable
- 1) Trees not visible to the public, regardless of size Probably unsuitable

Score & Notes
 4 Line of mature oak.

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes
 4 An attractive line of trees.

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes
 2 - Planning App would affect one of the group

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-11 Does not merit TPO
- 12-15 TPO defensible
- 16+ Definitely merits TPO

Add Scores for Total:
 17

Decision:
 Merits TPO.