

AGENDA ITEM NO: 8/2(a)

Parish:	Snettisham	
Purpose of report:	TO CONSIDER WHETHER TREE PRESERVATION ORDER 2/TPO/00605 SHOULD BE CONFIRMED, MODIFIED OR NOT CONFIRMED IN THE LIGHT OF OBJECTIONS	
Location:	Within the garden of: The Old Hall, 4 Lynn Road, Snettisham, PE31 7LP	
Case No:	2/TPO/00605	
Grid Ref:	568504 334367	Date of service of Order: 5 th May 2021

RECOMMENDATION - CONFIRM ORDER WITHOUT MODIFICATION

THE SITE

The mature Holm Oak (T1), is situated in the rear garden of The Old Hall, 4 Lynn Road, Snettisham. This tree can be seen from Lynn Road. This tree contributes greatly to the historical setting of the conservation area and to the wider landscape of Snettisham.

LDF CORE STRATEGY POLICIES

C12 - Environmental Assets

REASON FOR MAKING THE TREE PRESERVATION ORDER

Following receipt of an S211 notification, 21/00033/TREECA, to remove the Holm Oak and following a site visit, it was found that this tree has a high amenity value, not only for the immediate residents of Lynn Road, but the wider environment in general.

OUTLINE OF OBJECTIONS AND REPRESENTATIONS

One letter of objection has been received from the tree owner: The Old Hall, 4 Lynn Road, Snettisham and a summary of the objections are outlined below:

1. The tree is too near the house, it was misguided to plant the tree in its current position.
2. If the tree falls toward the house, it will cause considerable damage to both the house and the wall beneath it.
3. If the tree were reduced, this still wouldn't eliminate the chance that it would blow over as it would continue to grow.
4. The tree is evergreen and therefore catches the wind, throughout the year it is subject to the increasing gales we are experiencing, the chances of it being blown over are increasing.
5. The tree creates a very dark area near the house, it sheds leaves in June making it very difficult to garden in this area.

RESPONSE TO OBJECTIONS AND REPRESENTATIONS

1. Regular pruning would ensure that both the tree & property can coexist.
2. Having inspected the base of the tree, I can confirm that it appears to be in good health with no root plate movement associated with recent high winds.
3. I disagree with this; you can reduce the crown dimensions and thin the crown of the tree, this will reduce the overall sail area and would allow more of the wind to pass through the crown.
4. Please see point 2 & 3 above.
5. Careful selection of plants would enhance the area and ensure that tree and garden/plants can coexist.

CONCLUSIONS

In conclusion, this tree contributes greatly to the character and appearance of the street scene and the conservation area, 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/00605

Appendix 1: Copy of scoring assessment

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