

AGENDA ITEM NO: 9/3(b)

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| Parish: | North Wootton | |
| Purpose of report: | To consider objections to the Tree Preservation Order (TPO) 22/TPO/00684, Silvertrees, Manor Road, North Wootton, and determine if the order be confirmed, making it permanent, or not confirmed. | |
| Location: | Silvertrees Manor Road North Wootton King's Lynn Norfolk PE30 3PZ | |
| Case No: | 2/TPO/00684 | |
| Grid Ref: | 564269 324416 | Date of service of Order: 9 May 2024 |

RECOMMENDATION - That the committee confirms Tree Preservation Order 2/TPO/00684 without modification.

Introduction

Tree Preservation Order 2/TPO/00684 was made on Thursday 9th May 2024, and is provisional for the first 6 months following its making. This provisional period allows the Council to consider any representations and objections received as part of our consultation before a decision is reached as to its future permanency. Under the Council's scheme of delegation, where objections are received, its confirmation is deferred to the Planning Committee

Description

The protected tree is a mature Beech. This tree is situated within the rear garden of Silvertrees a detached property to the north of Manor Road. The tree is close to the garden boundary with the neighbouring property 3 Manor Road, and the crown of tree extends over the boundary.

Although the tree is at the rear of the property it can be seen in public views from Manor Road above the rooftops of the single-story dwellings and provides an attractive backdrop in views to the north as it stands to the front of Pine trees. It contributes to the landscape and amenity value of the area in which it stands, brining seasonal interest to the backdrop of evergreen Pine trees.

Reason for the Tree Preservation Order

The tree owner contacted the Council with concerns about the tree being pruned harshly leaving the tree with an unbalanced looking crown. The tree owner is concerned that the neighbour may carry out further works to the tree that could be harmful and impact the trees longevity.

The owner requested the TPO be made to ensure that any work carried out to the tree by the neighbour is necessary, appropriate and conducted in a way that is not harmful to the tree's health.

Because of the potential threat to the tree, a Tree Preservation Order was made on Thursday 9th May 2024.

Outline of Objection

An objection to the Tree Preservation Order in the form of a letter was received on 27th May 2024.

The objection is made on four grounds:

1. The tree does not make a visual contribution to the amenity value of the area, and it cannot be seen in public views from Manor Road.
2. The tree is excessively tall, estimated at 60-70ft in height, and there are concerns that it could fail and cause damage to property.
3. The tree has not been pruned or maintained properly for many years.
4. In autumn the tree sheds seeds which cover the garden and path.

Response to Objection

1. The beech tree can be seen in public views. In making any new TPO an amenity evaluation checklist is used, which provides a systematic approach of determining whether or not a Tree Preservation Order is justified.
The beech tree was assessed on 8th May 2024. The tree was found to be a mature tree in good structural and physiological condition, suitable for the location and with a retention span of at least 40 years. The tree was visible in public views from the front of the property and there was a foreseeable threat to the continued wellbeing of the tree by lateral crown reduction work to the boundary line. A copy of the checklist is appended for your information.
2. During the site inspection to assess the suitability of the tree for a new TPO, the tree appeared to be in sound physiological and structural condition, and not excessively tall for a typical beech tree of this species and location. The tree does not appear to pose any threat to property or safety.
3. The tree has been pruned, the lack of low branches indicates that the tree has been subject to regular crown lifting work and the neighbours have already carried out some lateral reduction. At the time of the inspection the tree did not appear to be in a neglected state.
4. While the natural shedding of seeds may create some garden maintenance work for the neighbours, which is seen as a nuisance, leaf and seed fall along with other natural characteristics of broadleaved trees is a normal part of a tree's life cycle, and is not considered to be grounds for harsh pruning that may be harmful to the otherwise healthy tree.

Conclusions

The beech tree in the rear garden of Silvertrees contributes positively to the amenity value of the area in which it stands. The tree appears to be structurally and physiologically sound, and there is no evidence that it is not well maintained.

It is the Arboricultural Officer's view that the objections raised are not substantiated or sufficient to outweigh the benefits of confirming this TPO, and accordingly recommends that the Order be confirmed.

RECOMMENDATION

That the committee endorses the officer recommendation to **confirm** Tree Preservation Order Order 2/TPO/00684.

BACKGROUND PAPERS

SUPPORTING INFORMATION

1. Tree Evaluation Method for Preservation Orders - TEMPO