

## **PLANNING COMMITTEE – 4 JUNE 2019**

### **Confirmation of Tree Preservation Order - TPO N366**

<b>Application No:</b>	<b>19/00001/TPO</b>
<b>Proposal:</b>	<b>TPO N366 – 12 individual trees: 1No. Willow 8No. Norway Spruce 1No. Scots Pine 2No. Western Cedar</b>
<b>Location:</b>	<b>On land at Priory Farm Nottingham Road Thurgarton</b>

### **Justification for the TPO**

The site comprises the former rear garden of Priory Farm which has been subject to planning permissions for the conversion of outbuildings to residential (almost completed) and the erection of 3 dwellings (not yet built). The site is located on the Main Road through the village of Thurgarton, and is surrounded by residential properties.

The trees in question are protected by virtue of their location within the designated conservation area. As such any works to these trees require the submission of a Tree Works Notification (S211 Notification).

A S211 notification was submitted on 5<sup>th</sup> December 2018 to remove a total of 17 trees from the site, including a mixture of species including Ash, Horse Chestnut, Norway Spruce, Scots Pine and Sycamore. These trees were shown to be retained in planning permissions granted for further development at the site.

Due to the number of trees proposed for removal, the Local Authority's tree officer undertook a site visit to assess the works. During the site visit, it was established that a number of trees warranted protection by Tree Preservation Order (TPO). Further discussion took place with the applicant and it was agreed with the owner to proceed with the protection of those trees.

The Local Authority has adopted a consistent approach regarding the assessment when considering whether trees should be protected by an Order, including:

1. Visibility - The extent to which the trees can be seen by the public. The trees, or at least part of them, should normally be visible from a public place, such as a road or footpath, or accessible by the public;
2. Importance of an individual tree, of groups of trees or of woodlands by reference to its or their characteristics including:
  - size and form;
  - future potential as an amenity;
  - rarity, cultural or historic value;
  - contribution to, and relationship with, the landscape; and
  - contribution to the character or appearance of a conservation area.

Appendix 1 – Photographs provides views of the trees including within the TPO schedule.

Appendix 2 – TPO plan identifies the location and species of each of the 12 individual trees to be protected, including:

1No. Willow  
8No. Norway Spruce  
1No. Scots Pine  
2No. Western Cedar

### **Consultations**

The Local Authority served notice on 18<sup>th</sup> January 2019 inviting representations about the trees covered by the Order. A copy of the Order was made available for public inspection and site notice posted within close proximity to the site.

The following representations have been received and summarised below:

- Thurgarton Parish Council – Support
- Representations - Letters of representation were received from 1 separate address that supported the Preservation Order

### **RECOMMENDATION**

**That the Tree Preservation Order be confirmed for the following reasons:**

1. The trees on site appear to be in good health and structural condition and provide a mature setting for the locality;
2. They provide valuable screening of the site to neighbouring properties;
3. They also form a prominent feature within the site, and also provide a positive visual public amenity contribution to the local street scene, being visible from many viewpoints; and
4. It is considered that the trees could be at risk from future development.

### **BACKGROUND PAPERS**

Application case file.

For further information, please contact Susan Bush, Technical Support Officer on ext 5822.

All submission documents relating to this planning application can be found on the following website [www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk).

**Matt Lamb**  
**Director Growth and Regeneration**

Appendix 1 – Photographs

Views of Norway Spruce (t7 to T12)



View of Norway Spruce (T7), Western Cedar (T5 and T6) and Scots Pine (T4)



View of Norway Spruce (lower canopy) T2 and T3

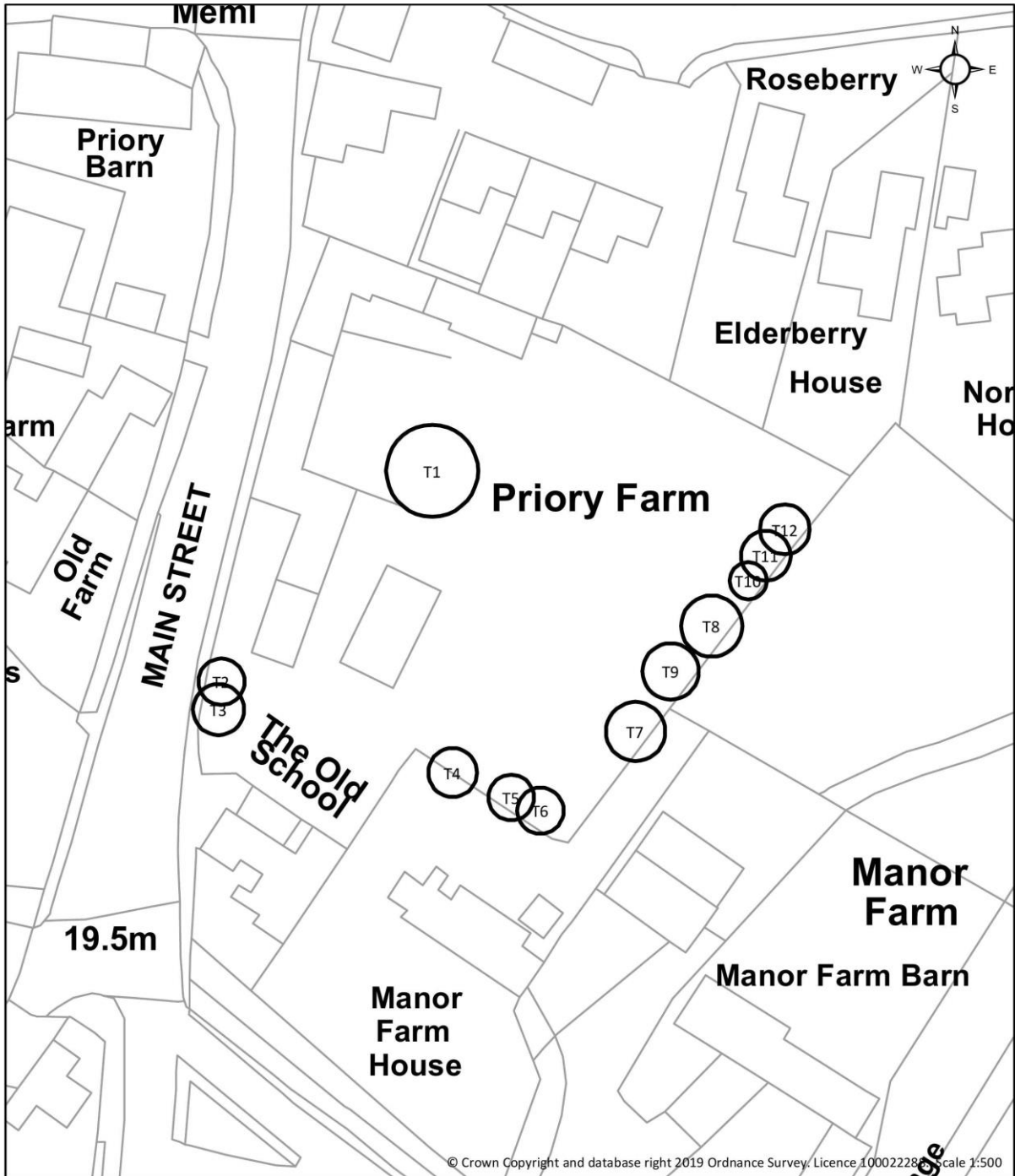


View of Willow lower canopy with fence tree root protection (T1)



Appendix 2 – TPO plan

For the avoidance of doubt, the plan is not to scale



**Tree Preservation Order No. N366**

**Land at Priory Farm, Nottingham Road, Thurgarton, Nottinghamshire**

Schedule of protected trees

① Encircled black and specified individually on a map

T1 - Willow	T4 - Scots Pine	T7 - Norway Spruce	T10 - Norway Spruce
T2 - Norway Spruce	T5 - Western Red Cedar	T8 - Norway Spruce	T11 - Norway Spruce
T3 - Norway Spruce	T6 - Western Red Cedar	T9 - Norway Spruce	T12 - Norway Spruce

Groups - None  
 Areas - None  
 Woodlands - None



**NEWARK & SHERWOOD**  
 DISTRICT COUNCIL