

PLANNING COMMITTEE – 10 SEPTEMBER 2019

Confirmation of Tree Preservation Order - TPO N368

Application No:	19/00004/TPO
Proposal:	TPO N368 – 4no Whitebeam trees
Location:	On land at the front of numbers 1-7 Glenfields, Lower Kirklington Road, Southwell

Justification for the TPO

The site comprises of a strip of privately owned land, albeit maintained by Via East Midlands Ltd (a company wholly owned by Nottinghamshire County Council), along the front of the roadside which separates numbers 1-7 Glenfields from the street. Due to their location along the frontage, the trees significantly contribute to the immediate street scene, providing a high degree of amenity value including the extent to which the trees can be seen by the public. Appendix 1 provides views of the trees included within the TPO schedule.

The trees in question are not protected by virtue of their location within the designated conservation area.

Two informal approaches were made by members of the public to the Local Authority when it became apparent that work was to be carried out on the trees by Via East Midlands Ltd. A formal request was then made to the council to consider the trees for protection under a Tree Preservation Order (TPO) due to the contribution the trees make to the housing estate and their being part of the historical design setting of the estate.

Due to the concern expressed by local residents the Local Authority's tree officer undertook a site visit to assess the works.

During the site visit, it was established that the group of four Whitebeam trees warranted protection by Tree Preservation Order (TPO).

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.

Consultations

The Local Authority served notice on 10 July 2019 inviting representations about the trees covered by the Order. The Town Council, Local Ward Members, neighbours and other interested parties were consulted. 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:

- 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. Historically they provide some continuity of trees on the site of a former fruit farm; and**
- 3. They also form a prominent feature within the estate, and also provide a positive visual public amenity contribution to the local street scene, being visible from many viewpoints.**

Background Papers

Application case file.

For further information, please contact Kevin McDonald, Technical Support Officer on ext 5713.

All submission documents relating to this planning application can be found at Castle House

Lisa Hughes
Business Manager – Planning Development

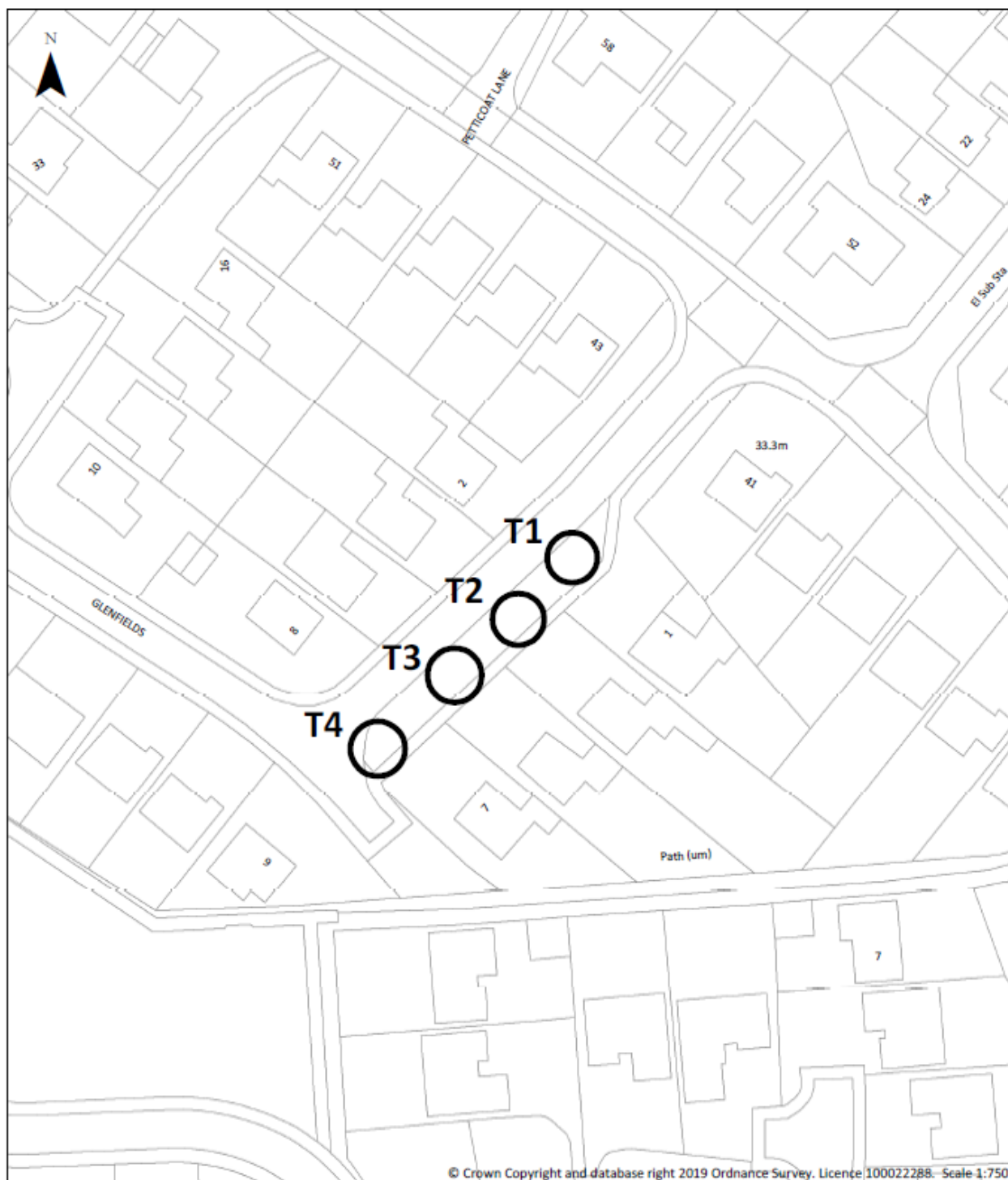
Appendix 1 – Photographs





Appendix 2 – TPO plan

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



Tree Preservation Order No. N368

Land to the front of 1 to 7 Glenfields, Southwell, Nottinghamshire

Schedule of protected trees

① Encircled black and specified individually on a map

T1 - Whitebeam

T4 - Whitebeam

T2 - Whitebeam

T3 - Whitebeam

Groups - None

Areas - None

Woodlands - None