

PLANNING COMMITTEE – 10 SEPTEMBER 2019

Confirmation of Tree Preservation Order - TPO N369

Application No:	19/00003/TPO
Proposal:	TPO N369 – 23 individual trees: 7No. Silver Birch 3No. Oak 3No. Willow 2No. Field Maple 3No. Cherry 3No. Rowan 1No. Whitebeam 1No. Sycamore
Location:	On land Opposite 1-10 The Ridings, Bulcote

Justification for the TPO

The site comprises of a strip of Nottinghamshire County Council Highways land which separates the residential development known as the Ridings from the A612 in Bulcote. The trees in question are not protected by virtue of their location within the designated conservation area.

An approach was made by Bulcote Parish Council after a character study of the parish identified the group of trees ‘that mark the gateway to the village - where mature trees are integral to the parkland character’. Due to the level of contribution this group makes to the landscape character the Parish Council wanted assurance that the trees would be protected and that if any were ever removed that they would be replanted with similar species providing a similar contribution.

While it is not always expedient to place Tree Preservation Orders on County Council owned trees in this case due to the contribution of the trees and after liaising with Nottinghamshire County Council 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, but not all on the site (due to health and presence of cavities), warranted protection by Tree Preservation Order (TPO). Further discussion took place with the applicant and representative from Nottinghamshire County Council where it was agreed to proceed with protection of those trees. Appendix 2 provides a plan showing the location and species of trees to be protected, including:

7No. Silver Birch
3No. Oak
3No. Willow
2No. Field Maple
3No. Cherry
3No. Rowan
1No. Whitebeam
1No. Sycamore.

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 18th July 2019 inviting representations about the trees covered by the Order. The Parish 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.

No representations were received.

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.**

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

Views from A612



View from the Ridings



Appendix 2 – TPO plan

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



Tree Preservation Order No. N369

Land opposite No's 1 to 10 The Ridings, Bulcote, Nottinghamshire

Schedule of protected trees

Ⓣ Encircled black and specified individually on a map

T1 - Oak	T6 - Willow	T11 - Cherry	T16 - Field Maple	T21 - Silver Birch
T2 - Silver Birch	T7 - Rowan	T12 - Field Maple	T17 - Silver Birch	T22 - Oak
T3 - White Beam	T8 - Rowan	T13 - Cherry	T18 - Oak	T23 - Silver Birch
T4 - Cherry	T9 - Willow	T14 - Sycamore	T19 - Silver Birch	
T5 - Willow	T10 - Rowan	T15 - Silver Birch	T20 - Silver Birch	

Groups - None, Areas - None, Woodlands - None

