

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

This report seeks to confirm the Tree Preservation Order placed on the trees specified in this report.

REPORT

The trees are located at: 95 Mayfield Road N8

Species: T1: Lime, T2: Lime

Location: Rear Garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

A Tree Preservation Order should be attached on the following grounds:

1. The trees are of high amenity value, being clearly visible from a public place.
2. The trees appears healthy for their age and species, and have a predicted life expectancy in excess of 50 years.
3. The trees are suitable to their location.
4. The trees contribute significantly to local bio-diversity.

2 objection letters were received from 95 Mayfield Road N8 and Ground Floor Flat, 94 Inderwick Road N8 as follows:

- The tree is situated in a private property backing directly onto other private rear gardens; therefore relatively low amenity value to the public.
- The tree is of an inappropriate size and proportion which have extensive roots growing in multiple directions.
- Substantive risk to safety and value of this and neighbouring properties due to possible subsidence damage.
- Adverse effect on use and enjoyment of property due to amount of shade caused by the trees and dangerously overhanging into properties.

The Council Arboricultural Manager has commented on these objections as follows:

- The trees are of a high landscape value and their removal would have a detrimental effect on the character of the local area.
- Due to the trees age and size, it creates an important habitat for a variety of local wildlife, including invertebrates, birds and mammals, increasing local

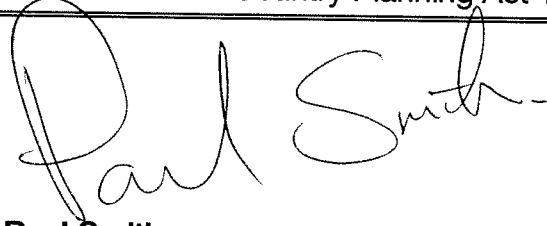
bio-diversity.

- The trees can be managed in future by regular pollarding to reduce the risk of damage to nearby buildings and to allow sufficient light to reach the gardens and living spaces of the surrounding properties. Works already permitted (planning application reference: HGY/2011/0917).

Taking into accounts the comments of the Arboricultural Manager the Planning Committee is recommended to confirm the Tree Preservation Order.

RECOMMENDATION

That the Tree Preservation Order upon the aforementioned trees under Section 198 of the Town and Country Planning Act 1990 be confirmed.

A handwritten signature in black ink, appearing to read 'Paul Smith', with a large, stylized initial 'P'.

Paul Smith
Head Of Development Management