

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 tree specified in this report.

This matter was deferred from the Planning Sub-Committee on 11 July 2011 in order to clarify the location of the tree which was unclear at the time of the previous consideration by the Sub-Committee.

Photographic evidence has now been provided by the Council arboricultural officer to clarify the location of the tree.

REPORT

The tree is located at: 65 Mount View Road N8

Species: T1: London Plane

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 tree is of high amenity value, being clearly visible from a public place.
2. The tree appears healthy for its species and age, and has a predicted life expectancy in excess of 50 years.
3. The tree is suitable to its location.
4. The tree contributes significantly to local bio-diversity.

1 objection letter received from Lancaster Solicitors on behalf of Flat A and Flat C 9 Dashwood Road N8 as follows:

- Tree is thought to be dangerous
- Tree blocking out light
- Its loss would not cause appreciable environmental loss due to their being many trees in the vicinity

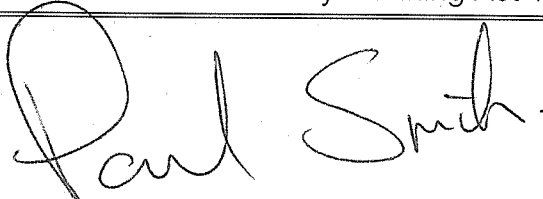
The Council Arboricultural Manager has commented on these objections as follows:

- The tree can be managed by regular crown reduction to reduce the risk of damage to nearby buildings and also to allow sufficient light to filter through to the surrounding gardens and living space within the adjacent properties on Dashwood Road.
- 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.

Taking into account 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 that reads "Paul Smith". The signature is written in a cursive style with a large initial 'P' and 'S'.

Paul Smith  
Head Of Development Management