

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.

REPORT

The tree is located at: 72 Tetherdown N10

Species: T1: *Fagus sylvatica* 'purpurea', (Copper Beech)

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 provides amenity benefit to residents living in the area, providing screening to properties at the rear.
2. The tree is of native species providing a habitat for local wildlife.
3. The tree is a semi-mature specimen, having good form, of normal vigour approx 16m high with a D. B. H. of 60cm.
4. The location is suitable, approx 13m from the nearest property and unlikely to represent a risk in respect of a subsidence claim.
5. It is of high amenity value, being visible from Tetherdown and Pages lane.
6. The tree could be easily maintained in the future.

Two objections have been received from local residents, one living in Tetherdown, the other in Pages Lane. They are concerned that:

- 1) the tree has caused damage to the structure of a garage, including vertical cracks and damage to floor slab; it has also caused damage to fencing.
- 2) that it causes a nuisance from leaves and branches falling on to the garage roof.
- 3) express the view that it does not have sufficient amenity value for the benefit of the residents in this part of Tetherdown.
- 4) the tree causes loss of light to an area of rear garden.

In response to these objections, the Council's Arboriculturalist has commented that the tree has good public visibility, from Tetherdown and Pages Lane, as well as from many rear gardens. It provides a habitat for wildlife, and a visual screen between adjacent buildings. A beech tree is regarded as low risk in terms of vegetative related subsidence, is some 12 metres from the nearest property and unlikely to pose a risk in the future.

It is a semi-mature specimen, with a good form and appearing healthy for its age; it has a long useful life expectancy.

In the light of the Arboriculturalist's comments on the condition and visual amenity of the tree, it is recommended that notwithstanding the objections from two residents the tree should be preserved and the Preservation Order confirmed.

RECOMMENDATION

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

Paul Tomkins

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Head Of Development Control North