

**REDDITCH BOROUGH COUNCIL**

**PLANNING  
COMMITTEE**

28th November 2012

**TREE PRESERVATION ORDER (No. 142) 2012, Wirehill Drive, Lodge Park, Redditch - CONFIRMATION**

Relevant Portfolio Holder	Councillor Greg Chance
Portfolio Holder Consulted	No
Relevant Head of Service	Ruth Bamford, Head of Planning and Regeneration Guy Revans, Head of Environment
Wards Affected	Lodge Park
Ward Councillor Consulted	No
Non-Key Decision	

**1. SUMMARY OF PROPOSALS**

- 1.1 This report proposes the long term protection of a mature and significant oak tree, which is therefore considered to be of positive benefit to public amenity, and its value makes it worthy of retention in the longer term.

**2. RECOMMENDATIONS**

**The Committee is asked to RESOLVE that**

**Tree Preservation Order (No.142) 2012, as detailed in the Schedule attached at Appendix 1 to the report and Plan at Appendix 2 be confirmed.**

**3. KEY ISSUES**

**Financial Implications**

- 3.1 The costs of the administrative and technical processes associated with this matter may be met from within existing budgets, and the financial aspects are not a matter for the Planning Committee to consider.

**Legal Implications**

- 3.3 These matters are completed in line with the provisions of the Town & Country Planning Act 1990 (as amended).
- 3.4 The Legal Services Manager has been consulted with regard to the legal implications.

**Service/Operational Implications**

- 3.5 This site is an area of grassland with remnant hedgerows and boundary vegetation supporting mature trees, which is adjacent to a public footpath and highway. The land is currently owned by Redditch Borough Council, but is in the process of being sold for residential development. As the site supports trees, it was deemed appropriate to survey the site to establish whether any trees are worthy of protection by means of a Tree Preservation Order (TPO), prior to being sold for development.
- 3.6 TPOs are made to protect trees (individuals, groups, areas, or entire woodlands) that contribute significantly to their local environment and to its enjoyment by the public. This is known as the public amenity value of trees. When suitable trees/woodlands are identified a provisional TPO is made which comes into effect immediately, followed by a consultation period where interested parties can make representations against or in favour of the TPO.
- 3.7 Following the consultation period a decision must be made to either confirm (*i.e.* make permanent) the TPO or not. If representations are received then the matter is considered by the Planning Committee, and generally if no representations are received then the TPO is confirmed by Officers of the Council under Delegated Powers. However, when TPOs are made on council owned land, as in this particular instance, it has been decided that the matter should be considered by the Planning Committee regardless of whether any representations are received.
- 3.8 Following a survey of the site, one individual tree was identified for inclusion within a new TPO. This tree is identified as T1, and is a large mature oak of good health and is a prominent feature within the local landscape. As a mature oak tree it adds greatly to the character of the area and is of very high biodiversity value. It is also valuable in historic terms as it forms part of a remnant linear landscape feature which was originally an agricultural field boundary. A TPO was therefore made to protect the future contribution that the tree will make to public amenity and biodiversity.
- 3.9 As the tree is located along the existing site boundary, there is no reason to suppose that its inclusion within a TPO would impact unduly on any residential development. As a mature boundary tree it would act as screening from outside the site and enhance visual amenity and privacy for residents from within the site.
- 3.10 No representations have been received.

**PLANNING  
COMMITTEE**

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- 3.11 This tree is a large, prominent mature specimen. It has a high degree of visual amenity, as well as high biodiversity and historic value. It can be comfortably retained and incorporated within a development and will enhance the site as a large established landscape feature. No objections to this TPO have been received.

**Customer / Equalities and Diversity Implications**

- 3.12 No relevant implications have been identified.

**4. RISK MANAGEMENT**

The risk of not protecting the tree is that in the long term it may cease to fall within the control of the Council and therefore be felled or inappropriately pruned such that its significance and contribution to the wider area would be diminished, causing a loss to the amenity of the area.

**5. APPENDICES**

Appendix 1 - Proposed TPO schedule for confirmation  
Appendix 2 - Plan attached under separate cover  
(see Committee Plan Pack)

**6. BACKGROUND PAPERS**

Relevant correspondence on file

**7. Key**

TPO = Tree Preservation Order.

**AUTHOR OF REPORT**

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