

REDDITCH BOROUGH COUNCIL

**PLANNING
COMMITTEE**

28th November 2012

**TREE PRESERVATION ORDER (No. 143) 2012, Sandycroft and Arden,
West Avenue, 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	Central
Ward Councillor Consulted	No
Non-Key Decision	

1. SUMMARY OF PROPOSALS

This report proposes the long term protection of mature and significant trees which are considered to be of positive benefit to public amenity, and their value therefore makes them worthy of retention in the longer term.

2. RECOMMENDATIONS

The Committee is asked to **RESOLVE** that

Tree Preservation Order (No. 143) 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 The trees are located towards the south-western corner of land belonging to the properties currently known as “Sandycroft” and “Arden”, close to the boundary with the dismantled railway embankment. The land is currently owned by Redditch Borough Council, but may be sold off in the future. 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.
- 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 whether or not any representations are received.
- 3.8 Following a survey of the site, a group of sixteen trees were identified for inclusion within a new TPO. These trees are identified as G1 and are all lime trees. They are large mature specimens of good health and as a linear group they act as screening and form a prominent feature within the local landscape. As mature native trees they also add greatly to the character of the area and are of high biodiversity value. A TPO was therefore made to protect the future contribution that the trees will make to public amenity and biodiversity.
- 3.9 As the trees are all located along the southern boundary and towards the corner of the site, there is no reason to suppose that their inclusion within a TPO would impact unduly on any potential future site re-development. As mature boundary trees they would act as screening from outside the site and enhance visual amenity and privacy from within the site.

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3.10 No representations have been received.

3.11 The group of sixteen trees are large, prominent mature specimens. They have a high degree of visual amenity, as well as high biodiversity value. These trees can all be comfortably retained and incorporated within a development and will enhance the site as large established landscape features. 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 trees is that in the long term they may cease to fall within the control of the Council and therefore be felled or inappropriately pruned such that their 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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