

## **Confirmation of Tree Preservation Order**

1 Wulstan Drive  
Newcastle  
ST5 0RE

### **Tree Preservation Order No.163 (2015)**

Town & Country Planning Act 1990

Town & Country Planning (Tree Protection) (England) Regulations 2012

### **The Provisional Order**

This order protects two Beech trees are positioned within the front garden of 1 Wulstan Drive Newcastle ST5 0RE.

The Order was made using delegated powers on 26<sup>th</sup> February 2015.

Approval is sought for the Order to be confirmed as made.

**The 6 month period for this Order expires on 26<sup>th</sup> August 2015**

### **RECOMMENDATION**

That Tree Preservation Order No 163 (2015), 1 Wulstan Drive, Newcastle under Lyme, ST5 3QS, be confirmed as made and that the owners of the site are informed accordingly.

### **Reasons for Recommendation**

Your officers are of the opinion that the longer-term visual amenity of the two affected Beech trees is best secured by the making of a Tree Preservation Order. The two Beech trees are generally healthy at present and of sufficient amenity value to merit the making of a Tree Preservation Order.

The two trees are positioned within the front garden, on the roadside frontage of 1 Wulstan Drive Newcastle. The trees are just outside the Brampton Conservation Area and are within the Sandy Lane/Brampton 'Retention of Character' Area.

T1 is a mature Beech tree and T2 is semi-mature Beech tree.

The trees are clearly visible from Wulstan Drive and are a prominent Skyline feature when travelling in an easterly direction towards Brampton Conservation Area. The trees make an important contribution to Brampton Conservation Area and their loss would have a detrimental effect on the visual amenity, not only of the site but also to the locality.

In order to protect the long-term wellbeing of these trees they should be protected by a Tree Preservation Order.

The making of the Order will not prevent the owner from carrying out good management of the tree and it will give the Council the opportunity to control the works and prevent unnecessary cutting down, lopping, topping, uprooting, wilful damage or wilful destruction.

The owner will be able to apply for permission any maintenance that would be necessary to safely manage these trees.

### **Representations**

No representations have been received.

### **Issues**

An enquiry was received from a prospective purchaser for the property following a Tree Status Enquiry from the property owner, giving rise to concern that the large Beech tree (t1) may be felled unnecessarily due to damage cracking an adjacent low retaining wall.

Your officer inspected the two trees on the site in January 2015 and carried out a TPO assessment. Your officers opinion following the site inspection was that damage to the wall could be successfully rectified without the need to fell the tree.

Your officers found that this tree and another prominent Beech tree on the roadside frontage were worthy of protection by a Tree Preservation Order. Other trees on the property did not meet the necessary criteria.

The two affected trees are considered to be in reasonable health, visually significant and an amenity to the locality, with the prospect of continuing to provide this for many years. The provisional order was made and served on 26<sup>th</sup> February 2015 in order to protect the long term well-being of these trees.

### **Date report prepared**

2<sup>nd</sup> June 2015