

Confirmation of Tree Preservation Order

LAND AT THE FORMER STOP INN, LIVERPOOL ROAD, CROSS HEATH. ST5 9DX.

Tree Preservation Order No.165 (2015)

Town & Country Planning Act 1990

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

The Order protects trees are on the site of the former Stop Inn located northwest of the junction between Liverpool Road and Brymbo Road. The Order was made to safeguard the longer term visual amenity that the trees provide arising from concern as to the uncertainty of the future of the trees after a planning application was received by the Borough Council.

The Order was made using delegated powers on 12th February 2015. Approval is sought for the Order to be confirmed with amendments.

The 6 month period for this Order expires on 12th August 2015

RECOMMENDATION

That Tree Preservation Order No 165 (2015), Land at the former Stop Inn, Liverpool Road, Cross Heath, be confirmed as amended and that the owners of the site be informed accordingly.

Reasons for Recommendation

There is uncertainty as to the future of valuable trees on the site. Your officers are of the opinion that the longer-term visual amenity of the trees is best secured by the making of a Tree Preservation Order. Your officers are of the opinion that the trees are generally healthy at present and are of sufficient amenity value to merit the making of a Tree Preservation Order. They are considered to be appropriate species for the locality and provide public amenity value due to their form and visibility from public locations. The making of the Order will not prevent the owner from carrying out good management of the trees nor progressing plans to develop the site, 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 to carry out maintenance work to the trees which is necessary to safely manage them.

Representations

No representations have been received.

Issues

The trees are situated in the grounds to the south of the former Stop Inn. They are individuals and groups of mainly deciduous trees with some conifers, located mostly around the periphery of the plot. They are mature and clearly visible from the adjacent Liverpool Road, Brymbo Road and Spencroft Road.

The trees are a significant feature to the locality and provide an important contribution to the area. Their loss would have a detrimental effect on the visual amenity, not only of the site but also to the locality.

A planning application was received in December 2014, reference 14/00978/FUL, to refurbish and develop the existing hotel premises which raised doubt as to how the trees would be incorporated within the development, giving rise to concern as to the future of the trees. The concern has remained that trees could be removed as an obstacle to development.

Your officers inspected all of the trees on the site in January 2015 and carried out a TPO assessment, and found the trees worthy of an Order. They 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 Order was made and served on 12th February 2015 in order to protect the long term well-being of the trees.

The current Order to be confirmed has been amended from the provisional Order. Due to the large number and distribution of the trees on the site and the time available for making the provisional Order, the trees were categorised in the form of an area covering the entire site so as to temporarily protect all of the trees. Since this was served a more detail survey has been carried out and the trees of poor quality and low amenity value have been omitted. The trees are now categorised as individuals and groups.

Date report prepared

1 June 2015