

Confirmation of Tree Preservation Order

Land at 25 Walton Way, Talke.

Tree Preservation Order No.174 (2015)

Town & Country Planning Act 1990

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

The Provisional Order protects 4 beech trees in the rear garden of 25 Walton Way. The Order was made to safeguard the longer term visual amenity that the trees provide after a tree status enquiry was received which gave rise to concern that they could be felled to remove them as an obstacle to the development of the site.

The Order was made using delegated powers on 29th October 2015. Approval is sought for the Order to be confirmed as made.

The 6 month period for this Order expires on 29th April 2016

RECOMMENDATION

That Tree Preservation Order No 174 (2015), 25 Walton Way, Talke, be confirmed as made and that the owners of the site be informed accordingly.

Reasons for Recommendation

Your officers are of the opinion that the longer-term visual amenity of the trees are 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 of sufficient amenity value to merit the making of a Tree Preservation Order. They are clearly visible from Walton Way, Coppice Road and Linley Road (A5011). They are a prominent and important feature, are considered to be an appropriate species for the locality and provide high 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 and it will give the Council the opportunity to control works to them 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 4 trees are situated in the rear garden of 25 Walton Way adjoining the neighbouring rear gardens of 27 Walton Way, 65 and 67 Linley Road and 92 Coppice Road. They are large single stemmed mature beech trees which are clearly visible from the surrounding areas. They 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 property but also to the locality.

A tree status enquiry was received by the council on 16th October 2015 from a prospective buyer of the property which listed potential issues in relation to the presence of the trees. This gave rise to concerns that the trees might be unnecessarily lopped or felled.

Your officers inspected the trees and carried out a TPO assessment and the trees were considered 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 29th October 2015 in order to protect the long term well-being of the tree.

Date report prepared

26th February 2016