

Confirmation of Tree Preservation Order

LAND AT WREKIN, MUCKLESTONE WOOD LANE, LOGGERHEADS

Tree Preservation Order No.176 (2016)

Town & Country Planning Act 1990

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

The Order protects a tree situated on land to the north of Muckleston Wood Lane, Loggerheads. The Order was made to safeguard the longer term visual amenity that the tree provides arising from uncertainty as to the future of the site and that the tree could be felled as an obstacle to development.

The Order was made using delegated powers on 29th June 2016. Approval is sought for the Order to be confirmed as made.

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

RECOMMENDATION

That Tree Preservation Order No 176 (2016), land at Wrekin, Muckleston Wood Lane, Loggerheads, be confirmed as made and that the owner of the site be informed accordingly.

Reasons for Recommendation

Your officers are of the opinion that the longer-term visual amenity of the tree is best secured by the making of a Tree Preservation Order. Your officers are of the opinion that the tree is generally healthy at present and is of sufficient amenity value to merit the making of a Tree Preservation Order. It is considered to be an appropriate species for the locality and provide public amenity value due to its form and visibility from public locations. The making of the Order will not prevent the owner from carrying out good management of the tree 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 and wilful destruction. The owner will be able to apply for permission to carry out maintenance work to the tree which is necessary to safely manage it.

Representations

No representations have been received.

Issues

The tree is situated in the grounds of Wrekin, which lies on the northern side of Muckleston Wood Lane. It is a large mature oak tree and is clearly visible from Muckleston Wood Lane. There are several other trees on the land that are included in TPO number 171 (2015). The tree is a key feature to the locality and provides an important contribution to the area. Its loss would have a detrimental effect on the visual amenity, not only of the site but also to the locality.

Planning applications received to develop the site for residential use, numbers 14/00828/OUT, 15/00404/OUT and 15/00671/OUT, lead to concern that important trees could be lost. The applications failed to adequately address issues necessary to prevent

harm to the trees, giving rise to concern that trees could be felled to remove them as an obstacle to development, and the other important trees on the site were protected by TPO number 171 in 2015. It had been thought that the oak tree was included in TPO number 5 which was made in 1967 however since TPO 171 was made it has become clear that this is not the case.

Your officers inspected the tree in June 2016 and carried out a TPO assessment, and found it worthy of an Order. It is 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 June 2016 in order to protect the long term well-being of the tree.

Date report prepared

19th August 2016