

Confirmation of Tree Preservation Order

LAND AT 106 LANCASTER ROAD, NEWCASTLE.

Tree Preservation Order No.179 (2016)

Town & Country Planning Act 1990

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

The Order protects a tree situated in the grounds of 106 Lancaster Road, Newcastle. The Order was made to safeguard the longer term visual amenity that the tree provides after a Section 211 Notice was submitted to pollard the tree which, it is considered, would seriously compromise the visual amenity of the tree and reduce its expected life span.

The Order was made using delegated powers on 26th October 2016. Approval is sought for the Order to be confirmed as made.

The 6 month period for this Order expires on 26 April 2017.

RECOMMENDATION

That Tree Preservation Order No 179 (2016), land at 106 Lancaster Road, Newcastle, be confirmed 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 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 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 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 tree which is necessary to safely manage it.

Representations

No representations have been received.

Issues

The tree is situated within the rear garden of 106 Lancaster Road which is within the Stubbs Walks Conservation Area. It is clearly visible from Lancaster Road and Mount Pleasant and is a significant feature. It provides an important contribution to the area.

An application for works to trees in a conservation area was made to the Borough Council, on 20th September 2016, application number 16/00799/TCA, to pollard the beech tree. Your officers inspected the tree and carried out a TPO assessment. It is considered to be in good health, visually significant and an amenity to the locality, with the prospect of continuing to provide this for many years. It is considered that the proposed works would seriously

compromise the visual amenity of the tree and reduce its expected life span and have a detrimental effect on the visual amenity, not only of the site but also to the locality. The Order was made and served on 26th October 2016 in order to protect the long term well-being of the tree.

Date report prepared

5th February 2015