

Confirmation of Tree Preservation Order

LAND AT THE OLD COAL YARD, RYE HILLS, BIGNALL END

Tree Preservation Order No.182 (2016)

Town & Country Planning Act 1990

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

The Order protects a tree situated on land at the Old Coal Yard, Rye Hills, Bignall End. The Order was made to safeguard the longer term visual amenity that the tree provides due to concern that it might be felled as an obstacle to development.

The Order was made using delegated powers on 21st December 2016. Approval is sought for the Order to be confirmed as made.

The 6 month period for this Order expires on 21st May 2017

RECOMMENDATION

That Tree Preservation Order No 182 (2016), land at The Old Coal Yard, Rye Hills, Bignall End, 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 of sufficient amenity value to merit the making of a Tree Preservation Order. It is considered to be 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 located to the front of the site of the Old Coal Yard adjacent to Ryehills, within the hedgerow on the north-western boundary. It is a mature oak tree, is clearly visible from Ryehills and surrounding areas to the west and south. It is a significant 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. The site currently has planning permission to build a detached bungalow, reference 14/00322/FUL, and there is concern that the tree may be felled as an obstacle to the development.

Your officers inspected the tree on the site on 20 December 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 21st December 2016 in order to protect the long term well-being of the tree.

Date report prepared

3rd April 2017