

Confirmation of Tree Preservation Order

LAND AT 12 STATION ROAD, MADELEY

Tree Preservation Order No.185 (2017)

Town & Country Planning Act 1990

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

The Order protects trees situated on land at 12 Station Road, Madeley. The site is within Madeley Conservation Area and is currently being developed for housing. The Order was made to safeguard the longer term visual amenity that the trees provide after a Section 211 Notice was received to fell one of the trees on the site.

The Order was made using delegated powers on 15th June 2017. Approval is sought for the Order to be confirmed as made.

The 6 month period for this Order expires on 30th December 2017

RECOMMENDATION

That Tree Preservation Order No 185 (2017), land at 12 Station Road, Madeley, 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 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 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 of progressing the plans to develop the site, and it will give the Council the opportunity to control the tree 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 what were the grounds of 12 Station Road which is currently being divided into three development plots. There is one single stemmed birch tree situated towards the back of the property where four dwellings are being built, one single stemmed beech tree on the front boundary and four small groups of lime trees also on the front boundary. They are mature and clearly visible from surrounding roads and public footpaths.

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.

Planning permissions have been granted to develop the site (12/00209/FUL; 15/00099/FUL; 15/00277/FUL; 16/01054/FUL) which include for the retention of the trees listed on the Order. Subsequently on 6th May 2017 a Section 211 Notice for works to trees in a conservation area was received to fell the birch tree (17/00382/TCA), no reason was given.

Your officers visited the site and could see no reason for the tree to be removed. In addition tree protection measures being carried out for this tree and the other site trees were observed not to be fully to the British Standard suggesting that these should also be given the additional protection of a TPO. Your officers inspected all of the trees and carried out a TPO assessment, and found them 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 15th June 2017 in order to protect the long term well-being of the trees.

Date report prepared

26th September 2017