

Confirmation of Tree Preservation Order

LAND AT THE OLD VICARAGE, 1 CONGLETON ROAD, MOW COP

Tree Preservation Order No 204 (2019)

Town & Country Planning Act 1990

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

The Order protects three beech trees and a small woodland situated in and adjacent to the Old Vicarage. 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 the trees might be felled or inappropriately pruned.

The Order was made using delegated powers on 14th June 2019. Approval is sought for the Order to be confirmed as made.

The 6 month period for the Provisional Order expires on 18TH December 2019

RECOMMENDATION

That Tree Preservation Order No 204 (2019), The Old Vicarage, 1 Congleton Road, Mow Cop 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 are 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, 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 trees which is necessary to safely manage them.

Representations

No representations have been received.

Issues

The trees are situated in the garden of and adjacent to The Old Vicarage, 1 Congleton Road, Mow Cop, ST7 3PJ. They are three individual single stemmed beeches to the front of the property and a small woodland immediately to the north and east. They are fully mature and clearly visible from adjacent roads and approaches, not only from Congleton Road but from Tower Hill Road and public footpaths to the east.

The trees are a good example of the species, are a significant feature to the locality, and provide an important contribution to the village setting. Their loss would have a detrimental effect on the visual amenity, not only of the site but also to the locality and wider area.

A tree status enquiry was received in May 2019 which, along with issues relating to land registry subdivision of the property in recent years and the imminent likely change of ownership, gave rise to concerns that trees might be pruned or felled as an obstacle to development. In order to protect the trees in the longer term it was considered prudent to make a TPO.

Your officers inspected the trees on 6th June 2019 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 on 14th June 2019 and served on 18th June in order to protect the long term well-being of the trees.

Date report prepared

25 July 2019