

Confirmation of Tree Preservation Order

**LAND AT RENFORD HOUSE, 24 HIGH STREET, WOLSTANTON,
NEWCASTLE UNDER LYME**

Tree Preservation Order No. 210 (2020)

Town & Country Planning Act 1990

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

The Order protects 13 trees along the Woodland Avenue and High Street boundaries of Renford House. The Order was made to safeguard the longer term visual amenity that the trees provide after work was carried out to trees on the property within the Conservation Area without a Section 211 notice being submitted to the Borough Council, and a receipt of a subsequent notification for tree works considered inappropriate.

The Order was made using delegated powers on 30th July 2020. Approval is sought for the Order to be confirmed as made.

The 6 month period for this Order expires on 30th January 2021

RECOMMENDATION

That Tree Preservation Order No 210 (2020), Land at Renford House, 24 High Street, Wolstanton, Newcastle under Lyme 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 within the grounds of the property on the High Street and Woodland Avenue frontages. They are thirteen individual trees, eleven deciduous and two conifers. They are mature and clearly visible from the adjacent roads. High Street is an important road corridor. There are trees on the property already covered by TPO number 11A which was made in 1969.

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

The property is within Watlands Park Conservation Area. In June 2020 trees were heavily pruned within the site with the intention of removing them without the required notification to the Borough Council. Your Officer visited the property and spoke to the owner and a retrospective Section 211 Notice was subsequently submitted. This included additional works, some of which was considered inappropriate and likely to disfigure trees. Your officers inspected the trees and carried out a TPO assessment. Permission was given to remove trees that were not visually significant and the TPO was served to protect the important trees found 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 30th July 2020 in order to protect the long term well-being of the trees.

Date report prepared

14th December 2020