

Confirmation of Tree Preservation Order

LAND AT CROFT FARM, STONE ROAD, HILL CHORLTON.

Tree Preservation Order No.214 (2021)

Town & Country Planning Act 1990

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

The Order protects a group of three trees within the grounds of Croft Farm, Stone Road, Hill Chorlton.

The Order was made to safeguard the longer term visual amenity that the trees provide following submission of a reserved matters planning application which proposed that two of the group be felled. The outline planning permission had proposed that all three of the trees be retained.

The Order was made using delegated powers on 26th February 2021. Approval is sought for the Order to be confirmed as made.

The 6 month period for this Order expires on 26th August 2021

RECOMMENDATION

That Tree Preservation Order No 214 (2021), Land at Croft Farm, Stone Road, Hill Chorlton 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 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 and appropriately manage them.

Representations

Two representations have been received supporting the TPO.

Issues

The trees are a group of one oak and two Scots pine trees. They are mature trees located in the north eastern corner of the property. They are the only substantial trees in the immediate area and are visible from Stone Road, Sandy Lane and Moss Lane, and will be visible from the roads within the site when it is developed. They are an important feature to

the locality and provide a significant 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.

A planning appeal was allowed for the demolition of existing buildings, 1 replacement farmhouse and erection of 11 bungalows on the site in 2019, reference 18/00507/OUT. This included for the retention of the three trees. The subsequent application for reserved matters, reference 21/00069/REM, showed the two pine trees to be removed. This led to concern that the trees could be felled. Your officers carried out an assessment of the trees 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 26th February 2021 in order to protect the long term well-being of the trees.

Date report prepared

12 May 2021