

Confirmation of Tree Preservation Order

LAND AT FORMER CLAYTON LODGE HOTEL, CLAYTON TREE PRESERVATION ORDER NO.217 (2021)

Town & Country Planning Act 1990

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

The Order protects a trees within the grounds of the former Clayton Lodge Hotel, Clayton Road, Clayton.

The Order was made to safeguard the longer term visual amenity that the trees provide following felling of trees on the site in preparation for developing the property for housing, leading to concern that trees of value could be lost.

The Order was made using delegated powers on 14th October 2021. Approval is sought for the Order to be confirmed with amendments.

The 6 month period for this Order expires on 14th April 2021

RECOMMENDATION

That Tree Preservation Order No 217 (2021), Land at Clayton Lodge Hotel, Clayton, be confirmed with amendments 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 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 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

Two representations have been received supporting the TPO.

Issues

The trees are situated in the grounds to the south of the former Clayton Lodge Hotel. They are individuals and groups of mainly deciduous trees, located throughout the plot. They are mostly mature and clearly visible from Clayton Road, Seabridge Lane, and Waveney Grove, as well as sightings from other locations.

The property is currently vacant and due to be developed. In early October 2021 your officers were informed that tree felling was taking place on the property and on visiting the site were told by the persons carrying out the work that it was proposed to remove only the small young trees that had grown over the previous car parking area to the rear of the site. These were of low value and it was not considered that the loss of these trees was inappropriate, however further tree clearance was subsequently carried out and damage caused to some mature trees. This led to concern that more damage could be caused and that additional trees could be felled to remove them as an obstacle to development.

Your officers inspected the trees on the site and found a large number of them to be 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 14th October 2021 in order to protect the long term well-being of the trees. 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.

It is expected that a planning application will be made in the near future to develop the site for housing. Issues relating to tree removal and pruning will be considered as part of this process.

The current Order to be confirmed has been amended from the provisional Order. Due to the large number and distribution of the trees on the site and the time available for making the provisional Order, the trees were categorised in the form of an area covering the entire site so as to temporarily protect all of the trees. Since this was served a more detail survey has been carried out and the trees of poor quality and low amenity value have been omitted. The trees have now been categorised as individuals and groups and the TPO schedule and plan revised accordingly.

Date report prepared

16 March 2022