

## **Confirmation of Tree Preservation Order**

### **Land at 32 The Village, Keele**

#### **Tree Preservation Order No.218 (2022)**

Town & Country Planning Act 1990

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

**The Order** protects a single mature oak tree within the garden of 32 The Village, Keele. The property lies within Keele Conservation Area.

The Order was made to safeguard the longer term visual amenity that the tree provides following submission of a Section 211 notice to fell the tree.

The Order was made using delegated powers on 23<sup>rd</sup> February 2022. Approval is sought for the Order to be confirmed as made.

The 6 month period for this Order expires on 23<sup>rd</sup> August 2022

### **RECOMMENDATION**

That Tree Preservation Order No 218 (2022), Land at 32 The Village Keele 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 tree is best secured by the making of a Tree Preservation Order. Your officers are of the opinion that the tree is generally healthy and of sufficient amenity value to merit the making of a Tree Preservation Order. It is considered to be an appropriate species for the locality and provides public amenity value due to its form and visibility from public locations. The making of the Order will not prevent the owner from carrying out good management of the tree 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 tree which is necessary to appropriately manage it.

### **Representations**

Two representations have been received objecting to the Order, from the owner of the tree and the owner of the adjacent Grade II Listed Building (36 The Village). Both objections relate to the proximity of the tree to number 36 with fears that its roots and branches may damage the building. No evidence has been put forward that there are currently any issues relating to branch or root damage. Your officers consider that the tree is of sufficient distance from the property and that it can be managed appropriately. If any issues do occur in the future these can be dealt with accordingly. The owner will be able to apply for permission to carry out maintenance work to the tree and if in the future, the tree does deteriorate in condition the owner will be able to apply for permission to carry out work which is necessary to safely manage the tree.

## Issues

The tree is a single specimen. It is a mature oak tree located on the north-west side of the garden of the 32 The Village, on the boundary with number 36. It is visible from Highway Lane and Pump Bank, with limited views currently from The Village/Station Road due to other lesser trees. It is an important feature to the locality and provides a significant contribution to the area. Its loss would have a detrimental effect on the visual amenity, not only of the site but also to the locality.

A Section 211 notice was received by the council to fell the tree within the Conservation Area. Your officers carried out an assessment of the tree and found it worthy of an Order. It is 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 26<sup>th</sup> February 2022 in order to protect the long term well-being of the tree.

## Date report prepared

18 August 2022