

Confirmation of Tree Preservation Order

Land at The Bungalow, Leycett Lane, Leycett.

Tree Preservation Order No223 (2023)

Town & Country Planning Act 1990

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

The Order protects a mature oak tree and mature birch tree in the garden of The Bungalow, Leycett Lane, Leycett. The Order was made to safeguard the longer term visual amenity that the trees provide following concern that they might be removed from the site as an obstacle to development.

The Order was made using delegated powers on 2nd June 2023. Approval is sought for the Order to be confirmed as made.

The 6 month period for this Order expires on 2nd December 2023.

RECOMMENDATION

That Tree Preservation Order No 223 (2023) Land at The Bungalow, Leycett Lane, Leycett, 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 two trees are currently generally healthy and of sufficient amenity value to merit the making of a Tree Preservation Order. No evidence has been put forward that the trees are currently suffering from structural weakness. They are considered to be an 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 appropriately manage them.

Representations

No representations have been received.

Issues

The trees are two single specimens and are located on the boundaries of the site. They are a mature oak tree on the northern boundary and mature birch tree on the western boundary, and are clearly visible from Keele Road, Leycett Lane and Honeywall Lane, and are an important feature to the locality. They provide a significant contribution to the area and their loss would have a detrimental effect on the visual amenity, not only of the site but also to the locality. There are other trees on the site which don't meet the criteria necessary to warrant a TPO.

Planning application 23/00346/FUL is currently pending consideration. The application indicates that all existing trees are to be removed. In response to receipt of concerns that trees might be removed as an obstacle to the development of the site before there is a resolution to the planning application, your officers carried out an assessment of the trees and found them worthy of an Order. The oak tree and birch tree 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. Other trees on the plot, although visually significant, do not meet the criteria necessary for a TPO, and mitigation measures would be considered appropriate for these for the development of the site. It is considered that the retention of the oak and birch tree is likely to be possible with very little amendment to the proposed layout as submitted.

The Order was made and served on 8th June 2023 in order to protect the long term well-being of the tree.

Date report prepared

18 August 2023