

TOWN & COUNTRY PLANNING ACT 2012

TOWN & COUNTRY PLANNING (TREES) REGULATIONS 1999

TREE PRESERVATION ORDER NO.146 (2012)

61/63 HIGH STREET, ALSAGERS BANK, STOKE-ON-TRENT, STAFFS ST7 8BQ

Submitted by: **Head of Operations**

Purpose

To advise members that the above order was made using delegated powers on 26 September 2012, and to seek approval for the Order to be confirmed as made.

Recommendation

That Tree Preservation Order No 146 (2012), 61/63 High Street, Alsagers Bank, be confirmed as made and that the owners of the tree be informed accordingly.

1 Background

- 1.1 The Order protects a single beech tree within the grounds of 61/63 High Street, Alsagers Bank.
- 1.2 The Order was made to safeguard the longer term visual amenity that the tree provides arising from concerns that it would be felled as part of a proposed development after a planning application was made to extend number 61 High Street and replace number 63 with a new dwelling (planning application number 12/00471/FUL).

2. Issues

- 2.1 The beech tree stands within the front garden of the property adjacent to the High Street (B5367) in the north-western corner of the plot. It is an early-mature single specimen, clearly visible from the main road. The tree is a prominent feature along the road corridor and provides an important contribution to the area. There are few other trees of a comparable high standing along this part of the B5367. The loss of the tree would have a detrimental affect on the visual amenity, not only of the site but also of the locality.
- 2.2 A planning application was submitted in August 2012 for the erection of a new dwelling on the parcel of land and to extend the current number 61. This included removal of the beech tree to make room for the proposed development, resulting in concern that the tree would be lost.
- 2.3 Your officers inspected the beech tree and carried out a TPO assessment, finding it worthy of protection. It is considered to be in good 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 September 2012 in order to protect the long term well-being of the tree. No representations were received.
- 2.4 Following the making of the TPO, the layout of the proposed scheme was revised so as to enable the tree to be retained as part of the development. Subsequent to this the planning application was permitted on 21 December 2012, subject to:
 - Submission of an Arboricultural Method Statement and a Site Monitoring Schedule for site works around the tree.
 - The recommendations of the approved Tree Survey being fully implemented with respect to the tree during
 - Construction works to protect the tree.
 - Submission for approval of works proposed to the crown of the tree.
 - 'No dig' within the Root Protection Area of the tree.
- 2.5 Your officers are of the opinion that making the Order will ensure the preservation of the tree in an appropriate form whether or not the development takes place, and for the construction period and

beyond, the beech trees longer-term visual amenity is best secured by the making of a Tree Preservation Order. Your officers are of the opinion that the tree, is generally healthy at present and is 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 to provide public amenity value due to its form and visibility from adjacent public locations. The making of the Order will not prevent the owner from carrying out good management of the tree, it will give the Council the opportunity to control the works and prevent unnecessary felling or lopping. 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.