

Parish: Stokesley
Ward: Stokesley
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Committee date: 18 October 2018
Officer dealing: Mrs Angela Sunley
Target date: 13 January 2019

18/00005/TPO2

Tree Preservation Order 2018/05
At Land Rear Of; St Josephs Presbytery, 1 Tanton Road, Stokesley.

The report is brought to Planning Committee as there has been an objection made to the Order

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 This report considers the case for the confirmation of Tree Preservation Order (TPO) 18/00005/TPO2.
- 1.2 St Joseph's Presbytery and the associated land are located off Tanton Road, between two housing estates, Tameside and The Paddocks on the northern side of Stokesley.
- 1.3 The Church has a strip of land to its rear, western elevation and side, northern elevation which has been sectioned off from the Church but remains in its ownership. This plot of land has an abundance of trees and shrubs of many different varieties. The TPO refers only to the Oak trees within this parcel of land.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 An email was received from a neighbour on 10 July 2018, requesting a TPO on the Oak trees in this area. They feel the trees contribute to the surrounding area and would like them to be protected. They are concerned that the site is within development limits and as such are likely to come under development pressure.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Development Policy DP28 – Conservation

4.0 CONSULTATIONS

- 4.1 2 neighbouring occupiers have objected to the TPO. The comments are summarised as follows:
 - We object as we have concerns in regards to the roots of T1, as they may be encroaching on our garden and if this is so, we would like this tree possibly removing in the future.
 - The trees within this plot have been maintained by many neighbouring properties for many years, what will be the implications of the Tree Preservation Order.

5.0 OBSERVATIONS

- 5.1 The purpose of a tree preservation order is to protect trees which are deemed to be of significant benefit to the amenity of a place, especially if they are in immediate danger of removal.

- 5.2 An order can be made if the authority believes there is a risk of trees being felled, pruned or damaged in ways which would have a significant impact on the amenity of the area. The trees are within development limits and as such the site has potential to be developed. There is no planning permission for the development of this site and as such there is understood to be no immediate risk to the trees.
- 5.3 Some of the Oak trees are near residential properties and potentially at risk of being maintained incorrectly or felled. The proposed TPO would be a precaution to ensure that any proposed maintenance work undertaken on this group of trees would be carried out in accordance with British Standard 3998 (Tree Work) by the owner of the land or any other party.
- 5.4 The Oak trees stand to the rear of the properties in both housing estates and they are set well back from Tanton Road but due to their size and mass they can be seen clearly from the highway and the wider area. If the trees were felled or maintained inappropriately, this would have a detrimental impact on the character and appearance of the area as they are a prominent and beneficial feature of the area.
- 5.5 The neighbour's observations have been noted in regards to the TPO creating complications for those neighbours who want to fell or undertake regular maintenance works to these trees. The TPO would prohibit the cutting down, uprooting, topping or lopping of the Oak trees. However, permission to do maintenance work to these trees can be granted via an application to the Planning Authority, allowing for their proper maintenance.
- 5.6 The Oak trees contribute to the amenity, flora and fauna of the area which is a valuable asset. The trees also make a positive contribution towards the character and appearance of the locality.

6.0 CONCLUSION AND RECOMMENDATION

- 6.1 It is considered that the trees positively contribute towards the character and appearance of the area.
- 6.2 There appears to be no structural or health reasons why the trees cannot be maintained in the longer term and as such making a TPO on the trees is appropriate.
- 6.3 It is therefore recommended that TPO 2018/05 Order be confirmed.