

Tree Preservation Order No. 00108 Westdale Lane, Mapperley



TPO Number:	000108	Document Type:	Tree Preservation Order
Address:	400 Westdale Lane West Mapperley Nottinghamshire NG3 6DG	Date:	02/02/2018
		Scale:	1:750
		Size:	m ²

Report to Planning Committee

Location: 400 Westdale Lane West Mapperley

Proposal: Protection of 2 Sycamore trees

Case Officer: Lewis Widdowson

1.0 Site Description

1.1 400 Westdale Lane West, Mapperley, comprises a semi-detached property which currently operates as Hazel Hurst Preparatory School. Two mature sycamore trees are situated in the southern corner of the site adjacent to Hazel Grove and Westdale Lane West. Due to the size and prominence of the trees, they are considered to have significant amenity value within the local street scene.

2.0 Relevant History

2.3 The Forestry Officer inspected the trees on the 30th January 2018. An evaluation of the trees was carried out to determine whether or not the trees would be worthy of protection by a Tree Preservation Order (TPO).

3.0 Proposed Action

3.1 Authorisation is sought to make a TPO in relation to the two Sycamore trees in the southern corner of the site 400 Westdale Lane West, Mapperley.

4.0 Consultations

4.1 Should authorisation be granted to make the Order, a statutory consultation will be undertaken, in accordance with Regulation 5, Part 2 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, giving all persons with an interest in the land affected by the order 28 days to submit objections or representations to Gedling Borough Council.

4.2 The Council must then, within six months of making the Order, consider objections and representations and decide whether to confirm the Order, with or without modifications.

5.0 Planning Considerations

5.1 The site has been inspected by the Forestry Officer and an evaluation of the trees to assess the suitability of a TPO has been undertaken using the Tree Evaluation Method for Preservation Orders (TEMPO). TEMPO is a guide to assist in the decision-making of local authorities. The process includes a

systematic assessment of a number of different attributes, ranking them from one to five and a secondary assessment of any immediate threat.

- 5.2 Part 1 of a TEMPO assesses the attributes below. The higher the attribute scores within the assessment the more weight that is given to the protection of the trees.
- I. Condition and suitability for TPO: **3/5**
 - II. Retention span (in years) & suitability for TPO: **2/5**
 - III. Relative public visibility & suitability for TPO: **4/5**
 - IV. Other factors: **1/5**
- 5.3 Part 2 of the assessment measures the likely threat of any immediate danger to the trees with a higher score indicating a more imminent danger. In this instance it was judged that there was a perceived threat and therefore a score of **2/5** was deemed appropriate.
- 5.4 In order for a TPO to be recommended a cumulative score of 12 or more is required. In this instance the two trees scored a total of **12/25**.
- 5.5 In my opinion the two Sycamore trees are good specimens which have significant amenity value within the streetscene. The trees are situated within a prominent location and are clearly visible from the adjacent highway and surrounding residential properties. For these reasons it is considered expedient, in the interests of the amenity, to make the two Sycamore trees subject to a TPO pursuant to section 198 of the Town and Country Planning Act 1990.
- 5.6 **Recommendation: – That the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of two Sycamore trees situated in the southern corner of 400 Westdale Lane West, Mapperley.**