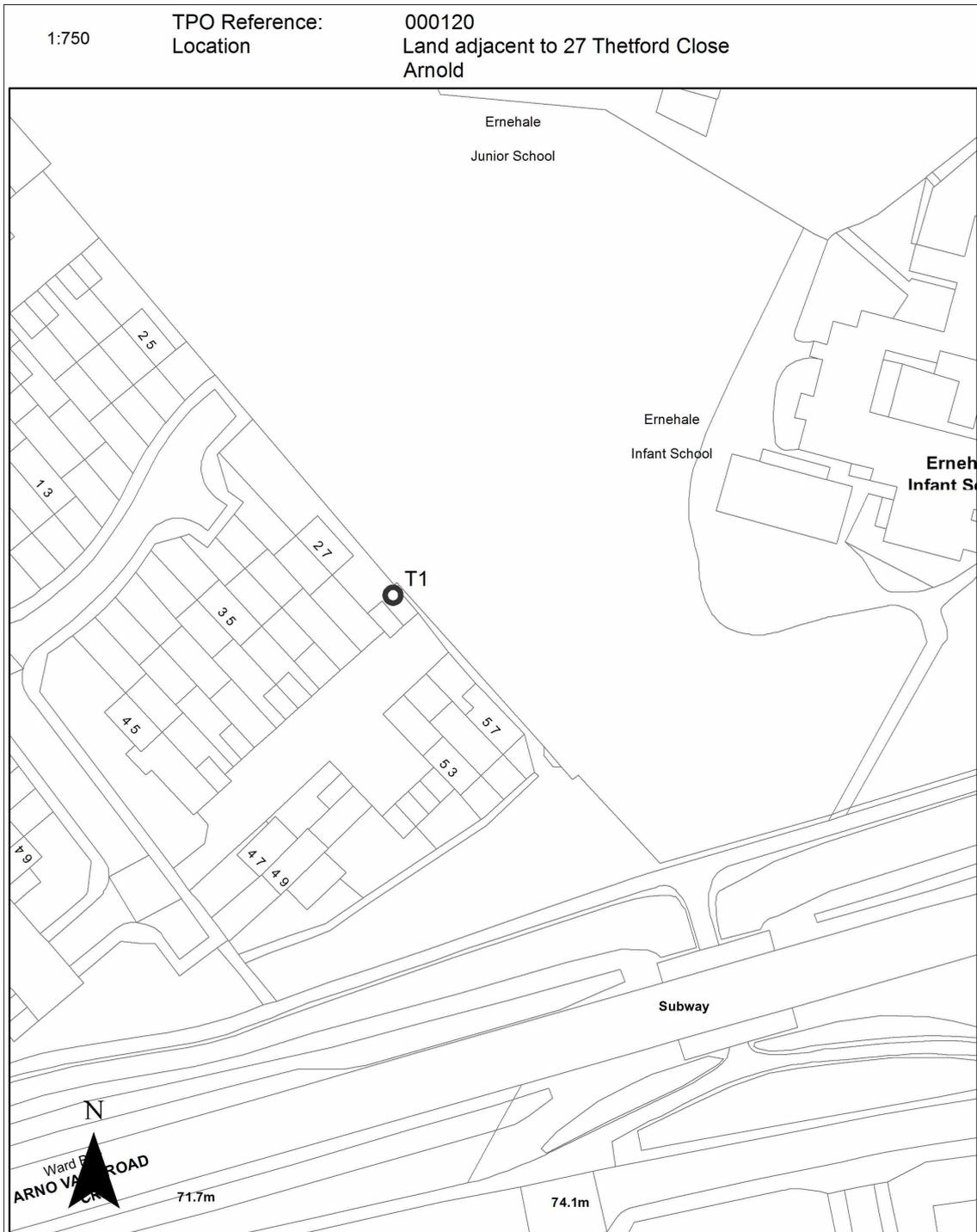


Report to Planning Committee



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
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Report to Planning Committee

Location: 27 Thetford Close, Arnold NG5 6PH

Proposal: Protection of Ash tree by a Tree Preservation Order (TPO)

Case Officer: Lewis Widdowson

1.0 Purpose

1.1. To request authorisation to confirm Tree Preservation Order No. 000120 on land at 27 Thetford Close, Arnold without modification.

2.0 Background

2.1. On the 7th November 2018 Planning Committee resolved that the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the identified tree situated on land at 27 Thetford Close, Arnold.

2.2. The order was made on the 8th November 2018. Under the Town and Country Planning (Tree Regulations) (England) 2012 the Council served the required notice along with a copy of the order on the owners and occupiers of the land affected by the proposed Tree Preservation Order. In addition, a site notice was displayed close to the site informing local residents of the Tree Preservation Order. One letter of representation signed by three local residents has been submitted in relation to the above order. The main comments are summarised below:

- The tree is too big for the area,
- The tree appears dangerous,
- Leaves and other fallen debris from the tree need constantly clearing,
- The tree blocks sunlight,
- The roots of the tree may be overgrown and cause damage to drains and foundations,
- A Tree Preservation Order will deter anyone from maintaining the tree in the future, and
- Concerns over liability for damage caused by falling debris.

2.3. In relation to the above comments I note that the Arboricultural Officer assessment of the Ash tree states that it appears generally free of defects, showing good health and is likely to reach normal longevity and size for this species. I am mindful of the comments raised by local residents in relation to the clearing of leaves and other debris fallen from the tree, however this is

typical of deciduous trees and is not a justified reason to not confirm the above Order. I also do not have any concerns regarding the loss of light caused by the Ash tree given its location along the northeast boundary of 27 Thetford Close and situated towards the rear boundaries of the back garden. There is no fee for applications seeking permission for works to trees under the protection of Tree Preservation Orders and as such I do not consider this would deter the owner of the land from suitably maintaining the Ash tree. Finally the owner retains responsibility and duty of care to the public for the tree's condition, safety and any damage the tree may cause.

- 2.4. In accordance with the Council's Constitution, Tree Preservation Orders that receive any objections should be referred to Planning Committee to determine whether the Order should be confirmed unmodified, confirmed with modifications or not confirmed at all.

3.0 Proposed Action

- 3.1. Taking the above comments into consideration I do not consider there any justifiable reasons to not confirm the above Tree Preservation Order. Authority is therefore sought from the Planning Committee to confirm the above order without amendment.

4.0 Recommendation: Confirm Tree Preservation Order 000120 without modification.