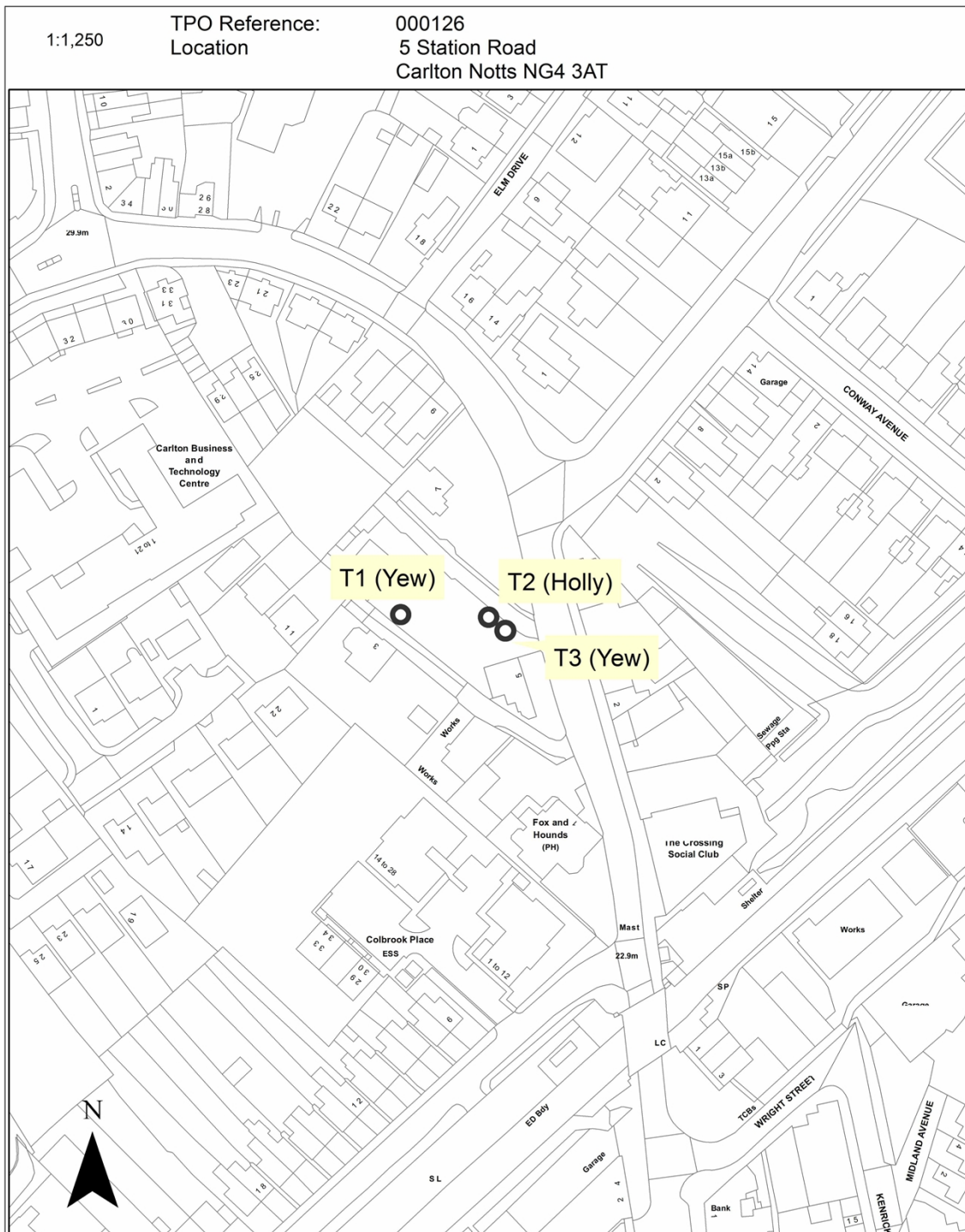


Report to Planning Committee



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: 5 Station Road, Carlton Notts NG4 3AT

Proposal: Protection of three trees by a Tree Preservation Order (TPO)

Case Officer: Lewis Widdowson

1.0 Site Description

- 1.1. The site relates to a detached residential dwelling and its associated curtilage accessed via a private drive off Station Road.
- 1.2. The site is surrounded by other residential dwellings to the east and west, with an area of derelict land to the north.
- 1.3. Several trees are located to the front of the site which are visible within the streetscene.

2.0 Relevant History

- 2.1. An Outline Planning Application was submitted on the 17th May 2019 seeking permission for the “demolition of the Cottage to the rear of 5 Station Road and the erection of 12 No. Apartments and 2 dormer bungalows on land to the rear of 5 Station Road, Carlton (access, appearance, layout and scale to be determined)”. This application appears earlier in the agenda.
- 2.2. As part of this application the Case Officer consulted with Gedling Borough Council’s Forestry Officer who carried out an inspection of the site on the 20th August 2019 to assess the visual amenity provided by the trees and their suitability for protection by a Tree Preservation Order (TPO).

3.0 Proposed Action

- 3.1. Authorisation is sought to make a provisional TPO in relation to three trees within the curtilage of the dwelling. The trees include two Yew trees (T1 and T3), and a Holly tree(T2).

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 representation 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 access the suitability of a TPO has been undertaken using the Tree Evaluation Method for Preservation Orders (TEMPO) which 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 an assessment of any immediate threat.

- 5.2 Part 1 of a TEMPO assessment assesses the attributes below, The higher the attribute scores the more weight that it is given to the protection of the trees.

- I. Condition and suitability for TPO: **3/5**
- II. Retention span in (years) & suitability for TPO: **4/5**
- III. Relative public visibility & suitability for TPO: **4/5**
- IV. Other factors: **4/5**

- 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 to the trees due to the submission of a planning application and 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. Should a TEMPO assessment generate a score greater than 16 it is considered that a TPO is definitely merited. In this instance the trees scored a total of **17/25**.

- 5.5 In my opinion, the trees identified as part of this process are located in a prominent location within the site and provide a high level of visual amenity to the locality. For these reasons it is considered expedient in the interests of the amenity of the area to protect the trees by a TPO pursuant to section 198 of the Town and Country Planning Act 1990.

- 6.0 Recommendation: - That the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the identified trees situated on land at 5 Station Road Carlton**