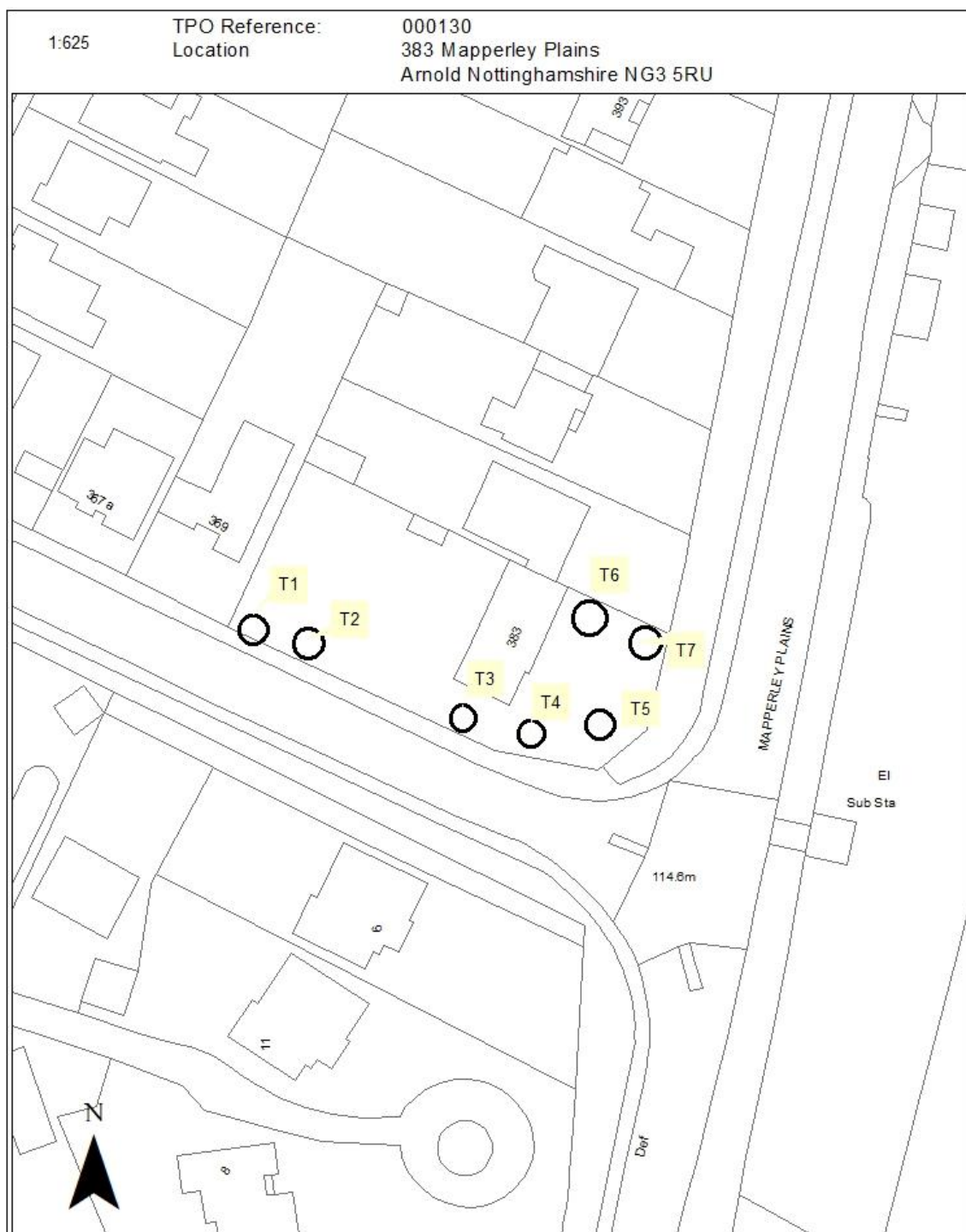


Report to Planning Committee



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 the Planning Committee

Location: 383 Mapperley Plains, Arnold, Nottinghamshire

Proposal: Protection of a group of 7 no. Oak trees (*Quercus Robur*) by a Tree Preservation Order (TPO)

Case Officer: Lewis Widdowson

1.0 Site Description

- 1.1 This proposal relates to land at 383 Mapperley Plains, a residential dwelling and its associated curtilage which is situated on a corner plot fronting both Mapperley Plains and Coppice Road.
- 1.2 The site is surrounded by residential dwellings to the north, south and west with open countryside to the east.
- 1.3 Seven oak trees are set in close proximity to the boundary of the site, clearly visible from the adjacent highways.

2.0 Relevant History

- 2.1 The site is located within close proximity of two existing TPOs, references 000090 and 000092, protecting a single Oak tree within the grounds of 383 Mapperley Plains and several trees fronting Mapperley Plains to the north respectively.

3.0 Proposed Action

- 3.1 Authorisation is sought to make a provisional TPO in relation to a group of Oak trees located within the curtilage of 383 Mapperley Plains and on land fronting the adjacent highways.

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. All persons with an interest in the land affected by the order will be given 28 days within which 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) 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 is given to the protection of the trees.
- I. Condition & suitability for TPO: **5/5**
 - II. Retention span (in years) & suitability for TPO: **5/5**
 - III. Relative public visibility & suitability for TPO: **5/5**
 - IV. Other factors: **4/5**
- 5.3 Part 2 of the assessment measures the likely threat of any immediate danger to the tree with a higher score indicating a more imminent danger. In this instance it was judged that there was a foreseeable threat to the trees and as such a score of **3/5** 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 **22/25**.
- 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 Group of Oak trees located at 383 Mapperley Plains, Arnold.**