

PLANNING COMMITTEE

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| Date | 13 December 2023 |
| Title | TPO 04/2023 – Granary Barn |

1. PURPOSE

The purpose of this report is to advise members of the current situation in respect of confirmation of a Tree Preservation Order (TPO) at Granary Barn, Main Road in Elm, and to determine an appropriate course of action.

2. SUMMARY

Matters relating to the issue and confirmation of a TPO are normally dealt with by delegated powers and confirmations are only referred to this Committee where objections to the Order are received. An objection to the TPO was received from the applicant.

In September 2023 an Emergency TPO was imposed on 1x Scots Pine at Granary Barn, Main Road in Elm. The Order was required to ensure the Scots Pine is protected as it is visible proving landscape interest over the Autumn/Winter period and contributes to the amenity and character of the area. The 1x Scots Pine tree contributes to tree cover, amenity and biodiversity.

No consultation responses were received from neighbours, nor the town/parish council.

The Arboricultural Officer provided consultation comments stating that an evaluation of the Scots pine gave a positive result with the tree justifying a TPO despite a bowed trunk near the crown. Therefore, the Arboricultural Officer requested an emergency TPO to be placed on the 1x Scots Pine tree.

3. RECOMMENDATION

It is therefore recommended that members confirm the TPO in respect of the 1x Scots Pine tree at Granary Barn, Main Road in Elm.

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| Forward Plan Reference No. (if applicable) | Not applicable |
| Portfolio Holder(s) | Not applicable |
| Report Originator | Zoe Blake, Development Officer |
| Contact Officer(s) | |
| Background Paper(s) | N/A |

1. BACKGROUND

- 1.1 A TRCA application (a notification of proposed works to trees within a Conservation Area. Town and Country Planning Act 1990.) was received under reference F/YR23/0614/TRCA for the felling of 1x Scots Pine and felling of 1x Corsican Pine Tree within the Conservation Area.
- 1.2 The Arboricultural Officer completed an evaluation of the 1x Corsican Pine Tree for a potential TPO using TEMPO (Tree Evaluation Method for Preservation Orders) and considered that this 1x Corsican Pine tree did not merit a TPO.
- 1.3 The Arboricultural Officer also completed an evaluation of the 1x Scots Pine Tree and considered that this 1x Scots Pine tree gave a positive result with the tree justifying a TPO despite a bowed trunk near the crown.
- 1.4 During the processing of the TPO an objection from the applicant was received resulting in the confirmation of the 1x Scots Pine at Granary Barn, Main Road in Elm to be presented to the Planning Committee.

2. ASSESSMENT

- 2.1 The Order, which encompasses the site at Granary Barn, Main Road in Elm is detailed on the accompanying plan.
- 2.2 Matters relating to the issue and confirmation of a TPO are normally dealt with by delegated powers and confirmations are only referred to Committee where objections to an Order are received.
- 2.3 The placement of a TPO does not prevent tree works or even removal, but gives the Local Planning Authority control over 'inappropriate' works.
- 2.4 The applicant has objected to the placing of the TPO for 1x Scots Pine at Granary Barn, Main Road in Elm. However, the applicant was unsure on which tree out of the two applied to be felled had the TPO request. The applicant mentioned that both trees are very tall, spindly and top heavy all year round. Their primary concern was that one of the trees has heavily laden branches positioned dangerously close to their property. However, it is considered that this comment is referring to the tree that is closest to Angel House and has had permission to be felled.
- 2.5 The applicant also mentioned the branches overhanging the roof and that there is a risk of damage.
- 2.6 Lastly, the applicant has mentioned the fallen branches into their neighbour's garden causing damage, their neighbour's parking space being restricted due to pinecones being dropped on the cars, and pinecones being dropped onto the applicant's garden.

3. ARBORICULTURAL OFFICER'S ASSESSMENT

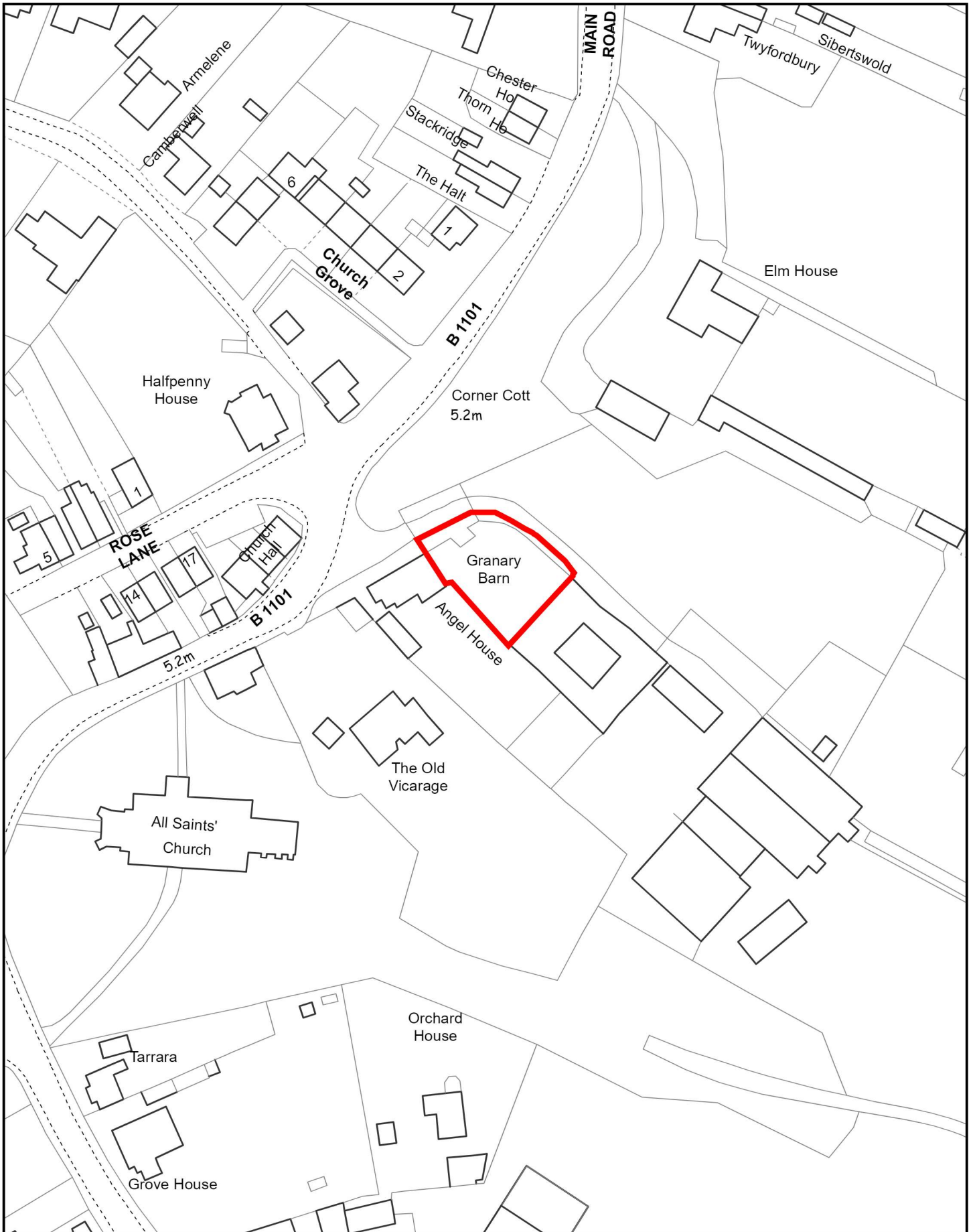
- 3.1 It is considered that the tree is of high amenity value within Elm Conservation Area, especially being located to the front of the property. Although Granary Barn is set back from Main Road, there are a number of mature trees within immediate vicinity.
- 3.2 These trees are the predominate landscape feature, with some views to the 1x Scots Pine. During the Autumn/Winter when the broadleaved species have lost their leaves,

the Scots Pine is much more visible proving landscape interest over this period and contributes to the amenity and character of the area.

- 3.3 It is considered expedient to place a TPO on this 1x Scots Pine tree to contribute to tree cover, amenity and biodiversity.
- 3.4 In light of the above considerations, it is considered that the placing of a TPO is the correct decision to ensure that the correct advice and guidance is obtained regarding protection of the tree population.

4. CONCLUSION

- 4.1 Due consideration has been given to the objection from the applicant, however it is considered that the Scots Pine is more visible proving landscape interest over the Autumn/Winter period and contributes to the amenity and character of the area. The 1x Scots Pine tree contributes to tree cover, amenity and biodiversity.
- 4.2 It is therefore recommended that the TPO at Granary Barn, Main Road in Elm is confirmed.



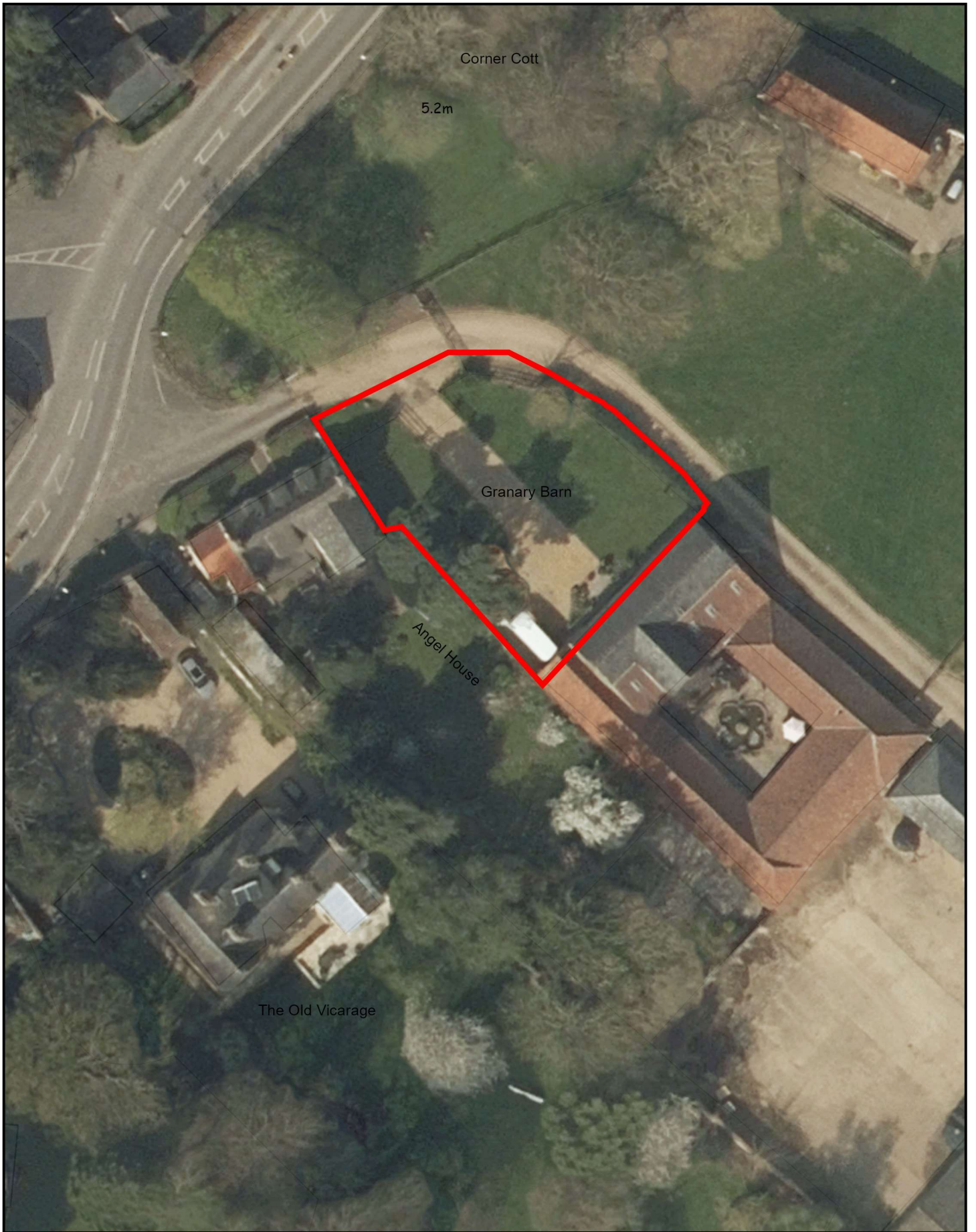
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