

PLANNING COMMITTEE	
Date	10 December 2025
Title	TPO04/2025 Tavistock Road

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 Cedar Manor, 20 Tavistock Road Wisbech, and to determine an appropriate course of action.

2. SUMMARY

The emergency TPO was requested owing to Arboricultural Officer and Conservation Officer consultation comments to an application for works to trees in a conservation area (TRCA) ref: F/YR25/0646/TRCA), objecting to the works to the trees within the application. The works that were proposed to tree under application F/YR25/046/TRCA) were to pollard the tree down to 5m above ground level. The Arboricultural Officer requested an emergency tree Preservation Order (TPO) and submitted a Tree Evaluation Method for Preservation Order form confirming the requirement for the TPO.

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 neighbour at 22 Tavistock Road.

In October 2025 an Emergency TPO was imposed on 1x Sycamore Tree at Cedar Manor 20 Tavistock Road, Wisbech. The Order was required to ensure the trees are protected as they are highly prominent trees located within the Wisbech Bowthorpe Conservation Area, which contributes to the amenity and character of the area.

No consultation responses were received regarding the emergency TPO from the applicant, nor the town/parish council.

The Sycamore tree is located within the Bowthorpe Conservation Area and is within the historic curtilage of the important (but not listed) Bowthorpe Hall. Modern residential development has been previously permitted within the front curtilage of the hall that has detached it from its frontage and boundary wall. The trees are in close quarters with the modern host dwelling (20 Tavistock Rd). The tree is important in the setting of Bowthorpe Hall and also forms a positive backdrop of views from Tavistock Road and important screening of the modern dwellings within the immediate setting of Bowthorpe Hall.

The justification given for pollarding the tree was that the tree has become overbearing, with cavities forming in the trunk meaning risk of failure. The Arboricultural Officer stated in their response to the TRCA application that the proposed re-pollarding would reduce the canopy to a level which would mean the tree is screened by surrounding vegetation and its wider amenity value would be lost.

The tree report submitted with the original application does not provide sufficient evidence to justify the conclusions it makes. No photographs, decay detection results, or internal

investigations of the noted decay pockets have been included to support the claim that re-pollarding is the only management option available. Without such evidence, it is not possible to rule out less severe works that would both retain the amenity value of the trees and potentially provide a more appropriate management solution.

This approach ensures that any trees of merit are afforded suitable safeguarding and reduces the risk of future inappropriate works being carried out.

3. RECOMMENDATION

It is therefore recommended that members confirm the TPO in respect of the 1x Sycamore Tree at Cedar Manor, 20 Tavistock Road, Wisbech.

Forward Plan Reference No. (if applicable)	Not applicable
Portfolio Holder(s)	Not applicable
Report Originator	Tracy Ranger, Development Officer
Contact Officer(s)	Matthew Leigh, Head of Planning
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/YR25/0646/TRCA for Works to 1 x Sycamore tree within a conservation area.
- 1.2 The Arboricultural Officer completed an evaluation of all the trees at the site for a potential TPO using TEMPO (Tree Evaluation Method for Preservation Orders) and considered that the 1x Sycamore tree warranted a TPO.
- 1.3 During the processing of the TPO an objection from the neighbour at 22 Tavistock Road was received resulting in the confirmation of the no. 1 tree to be presented to the Planning Committee.

2. ASSESSMENT

- 2.1 The Order, which encompasses the site at Cedar Manor 20 Tavistock Road 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 neighbour has objected to the placing of the TPO for the 1x Sycamore tree at Cedar Manor, 20 Tavistock Road, where it was requested that the TPO be cancelled. The neighbour detailed their reasons for objecting to the TPO as the following:
 - Previously the tree branches have grown in such a way that they've touched a bedroom window.
 - In a recent storm a number of branches fell off onto the patio. We often have to remove branches which have landed on the roof of our summer house & it's only a matter of time before this structure is seriously damaged.
 - It is evident that the falling branches are getting worse so it's obvious the tree is becoming compromised & is not safe.

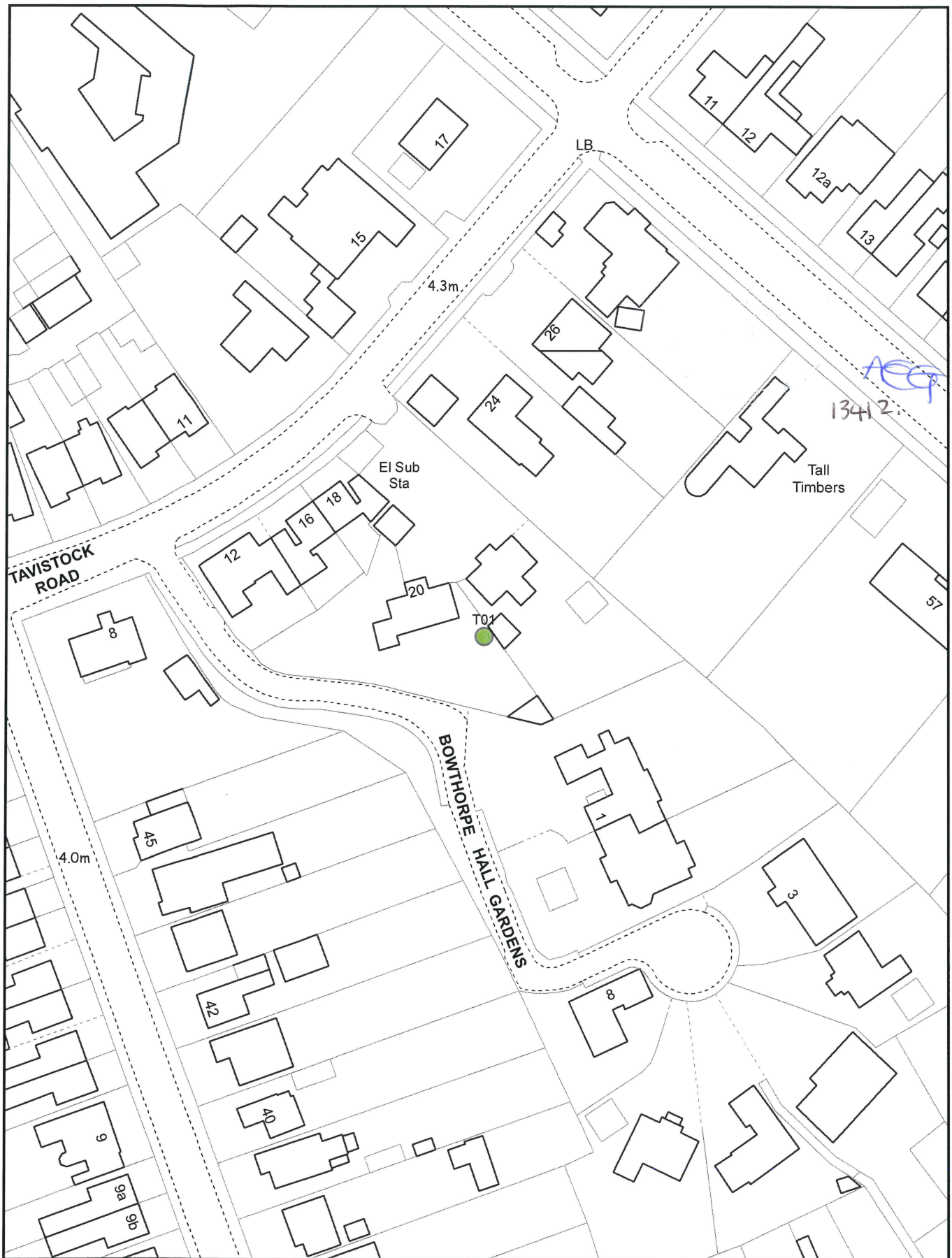
3. ARBORICULTURAL OFFICER'S ASSESSMENT

- 3.1 It is considered that the tree is of high amenity value within the Wisbech Bowthorpe Conservation Area.
- 3.2 The tree in question is considered by the Arboricultural Officer to offer considerable levels of positive verdant amenity to the conservation area, street scene, nearby non-designated heritage asset and the host dwelling. The tree adds to the character of the Bowthorpe Conservation Area and the setting of the non-designated heritage asset (Bowthorpe Hall), where tree removal or harsh pruning works could impact on this. The tree is significant, and no suitable justification has been provided to pollard it.
- 3.3 It is considered expedient to place a TPO on the 1x Sycamore 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 The justification given for pollarding the tree was that the tree has become overbearing, with cavities forming in the trunk meaning risk of failure. The Arboricultural Officer stated in their response to the TRCA application that the proposed re-pollarding would reduce the canopy to a level which would mean the tree is screened by surrounding vegetation and its wider amenity value would be lost.
- 4.2 The tree report submitted with the original application does not provide sufficient evidence to justify the conclusions it makes. No photographs, decay detection results, or internal investigations of the noted decay pockets have been included to support the claim that re-pollarding is the only management option available. Without such evidence, it is not possible to rule out less severe works that would both retain the amenity value of the trees and potentially provide a more appropriate management solution.
- 4.3 Due consideration has been given to the objection from the neighbour; however it is considered that the tree identified within the proposed TPO offers considerable levels of tree cover and positive amenity to the Bowthorpe Conservation Area, street scene, nearby non designated heritage asset (Bowthorpe Hall) and the host dwelling. As such, the TPO should be in place to protect this significant tree.
- 4.4 It is therefore recommended that the TPO at Cedar Manor, 20 Tavistock Road Wisbech is confirmed.



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Scale = 1:1,000

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TPO04/2025
Tavistock Road Wisbech
T01 - Sycamore Tree



TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO):

SURVEY DATA SHEET & DECISION GUIDE

Date: 03/10/25		Surveyor: Andrew Day	
Tree details			
TPO Ref (if applicable):	Tree/Group No: T1	Species: Sycamore	
Owner (if known):	Location: 20 Tavistock Road, Wisbech		

Part 1: Amenity assessment

a) **Condition & suitability for TPO:** Refer to Guidance Note for definitions

- | | |
|-------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous | Unsuitable |

Score & Notes 1

b) **Remaining longevity (in years) & suitability for TPO:** Refer to 'Species Guide' section in Guidance Note

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10 | Unsuitable |

Score & Notes
4

c) **Relative public visibility & suitability for TPO:**

Consider realistic potential for future visibility with changed land use.

- | | |
|---|-----------------------|
| 5) Very large trees with some visibility, or | prominent large trees |
| 3) Medium trees, or large trees with limited view only | |
| 2) Young, small trees, or medium/large trees visible only | |
| with difficulty | |
| 1) Trees not visible to the public, regardless of size | |

Score &
Notes 3

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | | |
|---|---|
| 5) Principal components of formal arboricultural features, or veteran trees | 4) Tree groups or principal members of tree groups important for their cohesion |
| 3) Trees with identifiable historic, commemorative or habitat importance | |
| 2) Trees of particularly good form, especially if rare or unusual | |
| 1) Trees with none of the above additional redeeming features | |
| -1) Trees with poor form or which are generally unsuitable for their location | |

Score & Notes
1

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |

Score & Notes 5

Part 3: Decision guide

Any 0	Do not apply TPO
1-6	TPO indefensible
7-10	Does not merit TPO
11-14	TPO defensible
15+	Definitely merits TPO

Decision: 14

Add Scores for Total:



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TPO04/2025

Scale = 1:500

