

RECOMMENDATION: Confirm Order Modified

REF NO: TPO 2017 No.8

CASE OFFICER

Hugh Coggles

LOCATION:

Necton North
Pickenham Road

APPNTYPE:

N/A

POLICY:

ALLOCATION:

N

CONSAREA:

N

LB GRADE:

N

TPO:

Y

APPLICANT:

Mrs Knights
Mr Reid

PROPOSAL:

Allow TPO to lapse

1. REASON FOR COMMITTEE CONSIDERATION

1.1 Formal Objection to serving of TPO 2017 No.8.

2. KEY ISSUES

2.1 The suitability of 19 Oak trees (group 1) for Tree Preservation Order. Concerns over safety, nuisance caused by caused by falling debris and third party liability.

3. SITE AND LOCATION

3.1 Land on the eastern side of North Pickenham Road, Necton

4. EIA REQUIRED

4.1 No

5. RELEVANT SITE HISTORY

5.1 None

6. POLICY CONSIDERATIONS

6.1 The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate.

7. CONSULTATIONS

Necton Parish Council - No comments received

Ward Representative - No comments received

8. ASSESSMENT

- 8.1 A Tree Evaluation Method for Preservation Orders (TEMPO) assessment was undertaken which gave the group of trees a score of 18 which means that the group definitely merits the TPO. The TEMPO system is a recognisable and defensible system which gives the trees, group of trees or woodland a score based on a set criteria including condition, visibility, longevity and any threat to the tree. The trees are considered to be a significant landscape feature with a good remaining life span. It is considered expedient in the interests of the amenity of the locale to promote the retention of the trees by the imposition of a TPO.

9. CONCLUSION

- 9.1 Confirming the order will allow the long term retention of trees along North Pickenham Road. The Council would like to make it clear that the Tree Preservation Order is intended to maintain the amenity afforded to the public by trees and recognises that reasonable pruning, with consent, of individual and in some cases felling within groups, is often necessary to achieve that aim. The TPO should therefore be seen as a requirement for consultation rather than a blanket prohibition, which allows for replacement trees where consent is granted for removal.
- 9.2 The order does not prevent the owners from using a contractor of their choice. It does enable the Council to have some control over the work which is undertaken and the powers to condition that work is completed to a high standard and in accordance with current best practice.
- 9.3 During a site meeting between Hugh Coggles and Mr Reid, 6 trees were identified which could be removed from the order, which would still maintain a row of Oak trees along North Pickenham Road, whilst allowing more light and less debris within the gardens of 52 and 54 Elizabeth Drive.

10. RECOMMENDATION

- 10.1 Confirm the order modified to contain 13 Oak trees rather than the original 19.