PLACE (GROWTH & DEVELOPMENT) DEPARTMENT

ORIGINATING SECTION: PLANNING (DEVELOPMENT

MANAGEMENT)

REPORT TO PLANNING & HIGHWAYS COMMITTEE - 17th JUNE 2021

TITLE: Tree Preservation Order - Oak Tree Barn off Greens

Arms Road, Chapeltown Turton (ref: N30)

WARDS: WEST PENNINE

1.0 PURPOSE OF THE REPORT

1.1 To request that the Committee endorse the actions of the Council's Arboricultural Officer/Planning Manager (Development Management) in making and serving the Oak Tree Barn off Greens Arms Road, Chapeltown Turton Tree Preservation Order 2021.

1.2 To request that the Committee confirm Oak Tree Barn off Greens Arms Road, Chapeltown Turton 2021 Tree Preservation Order (ref: N30) without modification..

2.0 RECOMMENDATION

- 2.1 That the actions of the Arborist and Planning Manager(Development Management) in making and serving the Oak Tree Barn off Greens Arms Road, Chapeltown Turton Tree Preservation Order 2021 be endorsed.
- 2.2 That the Oak Tree Barn off Greens Arms Road, Chapeltown Turton 2021 Tree Preservation Order (ref: N30) is confirmed without modification.

3.0 BACKGROUND & RATIONALE

3.1 In October 2020, the local planning authority received a formal preapplication enquiry to convert the vacant barn into a dwellinghouse, which is located close to the Sycamore Tree, the subject of the tree preservation order (TPO) (ref: BL\2020\ENQ\09162), During the assessment of this enquiry, the Council's Arboricultural Officer, considered the tree in question, was worthy of protection – see Image 1 google street view image and image 2 – site location plan.



Image 1: Google street view image showing position of sycamore tree.

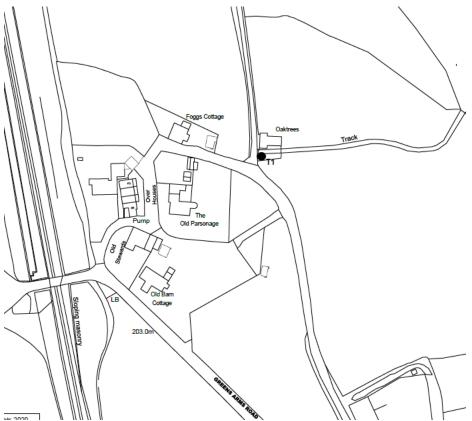


Image 2: Site location plan – sycamore tree T1.

3.2. The Arboricutural subsequently carried out a Tree Evaluation Method for Preservation Orders (TEMPO), which was undertaken on the 3rd November 2020. The assessment gave the tree a very high score as illustrated in image 3, which fully warrants a TPO.

		SURV	EY DATA	HEET & DECISION	N GUIDE		
Date: 3/11	120	Surveyor	RJ	N65			
Tree details TPO Ref (if ap Owner (if kno	Contract Con	N/A	Tre Loc	e/Group No: T	1 Species	Syca	MOVE-
		REFER TO G	UIDANC	E NOTE FOR AL	L DEFINITION	dS.	
Part 1: Amenity a a) Condition & su		0					
5) Good Highly suitable 3) Fair/satisfactory Suitable 1) Poor Unlikely to be suitable 0) Dead/dying/dangerous* Unsuitable * Relates to existing context and is intended to apply to			Score & Note	(5)4	00d F8V11	n+Condicts	
b) Retention span	(in years) & s	uitability for	TPO				
5) 100+ Highly suitable 4) 40-100 Very suitable 2) 20-40 Suitable 1) 10-20 Just suitable 0) <10* Unsuitable *Includes trees which are an existing or near future nuis				An old	condit		
c) Relative public Consider realistic				ged land use			
5) Very large tree 4) Large trees, or 3) Medium trees, 2) Young, small, o 1) Trees not visible d) Other factors	medium trees or large trees v r medium/larg	clearly visible with limited v e trees visible	to the pullew only and with	lic Suital Suital difficulty Barely		Score &	Very lawge
Trees must have of the principal comp (4) Tree groups, of (5) Trees with idea (2) Trees of partical) Trees with nor	onents of form principal men utiliable historialarly good for e of the above	nal arboricult nbers of grou c, commerno m, especially additional re	ural featur ps importa rative or h if rare or u deeming f	es, or veteran trees nt for their cohesio sbitat importance	of indifferent fo	a Notes P UMPON	ant of our
Part 2: Expedienc Trees must have a		nore points to	qualify				
5) Immediate thre 3) Foreseeable th 2) Perceived thre 1) Precautionary	reat to tree it to tree	s.211 Notice		Score & N	lotes PVe- apment	app sh in close	ovij deve proximitu
Part 3: Decision a	uide	17					
Any () 1-6 7-11	Do not apply TPO indefen Does not me	sible		Add Scor	res for Total:	Deci	sion:

Image 3: TEMPO Assessment 3rd November 2020.

3.3 A copy of the TPO and Schedule is attached to this report. Image 4 relate to the sycamore tree.





Image 4: T1 Sycamore Tree at Oak Trees Barn.

- 3.4 The tree is situated approximately 6 7m to the south of the barn, and is a large mature Sycamore that is a 'notable' tree in the area. The tree is 21m in Height and has a 'Diameter at Breast Height of 1.3m and a Crown Spread of approximately 14m. The tree is part of a cluster of mature trees in the area which is characterised by these large trees as well immediate residential cottages and properties.
- 3.5. The current freeholders of the land, where the tree is located, North Turton Parish Council and the ward councillors were informed of the proposed TPO on the 11th and 12th January 2021.
- 3.6 No objections were received from the Parish or the ward councillors. Initially, the freeholders of the land objected to the proposed TPO. However, following discussions with the Council's Arboricultural Officer, their objections were removed on the 17th February 2021, understanding why the TPO was made and understanding that this does not negatively affect them or their property. No further representations have been received.
- 3.7 The tree is of considerable amenity value and could potentially come under threat of removal, or severe pruning, if the barn is made suitable for residential living. The emergency Tree Preservation Order was made on the 11th January 2021 and the Council has six months in which to confirm this order. As such, the deadline for confirmation is 11th July 2021 and if the TPO is not confirmed by this date it would not

be protected and could therefore be pruned/felled without requiring consent from the Council.

Gavin Prescott, Planning Manager (Development Management) 4.0 **CONTACT OFFICER:**

DATE PREPARED 7th June 2021 5.0