

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 pre-application 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 Arboricultural 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.

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO															
SURVEY DATA SHEET & DECISION GUIDE															
Date: 3/11/20		Surveyor: R JONES													
<div style="display: flex; justify-content: space-between;"> <div> <p>Tree details</p> <p>TPO Ref (if applicable):</p> <p>Owner (if known):</p> </div> <div> <p>N/A</p> </div> <div> <p>Tree/Group No: T1</p> <p>Species: Sycamore</p> <p>Location:</p> </div> </div>															
REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS															
<p>Part 1: Amenity assessment</p> <p>a) Condition & suitability for TPO</p> <table style="width: 100%;"> <tr> <td>5) Good</td> <td>Highly suitable</td> <td rowspan="5" style="border: 1px solid black; padding: 5px; vertical-align: middle;"> Score & Notes <div style="font-size: 2em; font-weight: bold; display: inline-block; vertical-align: middle;">5</div> Good form + condition </td> </tr> <tr> <td>3) Fair/satisfactory</td> <td>Suitable</td> </tr> <tr> <td>1) Poor</td> <td>Unlikely to be suitable</td> </tr> <tr> <td>0) Dead/dying/dangerous*</td> <td>Unsuitable</td> </tr> <tr> <td colspan="2"><small>* Relates to existing context and is intended to apply to severe irremediable defects only</small></td> </tr> </table>				5) Good	Highly suitable	Score & Notes <div style="font-size: 2em; font-weight: bold; display: inline-block; vertical-align: middle;">5</div> Good form + condition	3) Fair/satisfactory	Suitable	1) Poor	Unlikely to be suitable	0) Dead/dying/dangerous*	Unsuitable	<small>* Relates to existing context and is intended to apply to severe irremediable defects only</small>		
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<p>b) Retention span (in years) & suitability for TPO</p> <table style="width: 100%;"> <tr> <td>5) 100+</td> <td>Highly suitable</td> <td rowspan="5" style="border: 1px solid black; padding: 5px; vertical-align: middle;"> Score & Notes <div style="font-size: 2em; font-weight: bold; display: inline-block; vertical-align: middle;">2</div> An old tree but in good condition </td> </tr> <tr> <td>4) 40-100</td> <td>Very suitable</td> </tr> <tr> <td>2) 20-40</td> <td>Suitable</td> </tr> <tr> <td>1) 10-20</td> <td>Just suitable</td> </tr> <tr> <td>0) <10*</td> <td>Unsuitable</td> </tr> </table> <p><small>* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality</small></p>				5) 100+	Highly suitable	Score & Notes <div style="font-size: 2em; font-weight: bold; display: inline-block; vertical-align: middle;">2</div> An old tree but in good condition	4) 40-100	Very suitable	2) 20-40	Suitable	1) 10-20	Just suitable	0) <10*	Unsuitable	
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<p>c) Relative public visibility & suitability for TPO</p> <p><small>Consider realistic potential for future visibility with changed land use</small></p> <table style="width: 100%;"> <tr> <td>5) Very large trees with some visibility, or prominent large trees</td> <td>Highly suitable</td> <td rowspan="5" style="border: 1px solid black; padding: 5px; vertical-align: middle;"> Score & Notes <div style="font-size: 2em; font-weight: bold; display: inline-block; vertical-align: middle;">5</div> Very large </td> </tr> <tr> <td>4) Large trees, or medium trees clearly visible to the public</td> <td>Suitable</td> </tr> <tr> <td>3) Medium trees, or large trees with limited view only</td> <td>Suitable</td> </tr> <tr> <td>2) Young, small, or medium/large trees visible only with difficulty</td> <td>Barely suitable</td> </tr> <tr> <td>1) Trees not visible to the public, regardless of size</td> <td>Probably unsuitable</td> </tr> </table>				5) Very large trees with some visibility, or prominent large trees	Highly suitable	Score & Notes <div style="font-size: 2em; font-weight: bold; display: inline-block; vertical-align: middle;">5</div> Very large	4) Large trees, or medium trees clearly visible to the public	Suitable	3) Medium trees, or large trees with limited view only	Suitable	2) Young, small, or medium/large trees visible only with difficulty	Barely suitable	1) Trees not visible to the public, regardless of size	Probably unsuitable	
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<p>d) Other factors</p> <p><small>Trees must have accrued 7 or more points (with no zero score) to qualify</small></p> <table style="width: 100%;"> <tr> <td>5) Principal components of formal arboricultural features, or veteran trees</td> <td rowspan="5" style="border: 1px solid black; padding: 5px; vertical-align: middle;"> Score & Notes <div style="font-size: 2em; font-weight: bold; display: inline-block; vertical-align: middle;">4</div> Part of an important group. </td> </tr> <tr> <td>4) Tree groups, or principal members of groups important for their cohesion</td> </tr> <tr> <td>3) Trees with identifiable historic, commemorative or habitat importance</td> </tr> <tr> <td>2) Trees of particularly good form, especially if rare or unusual</td> </tr> <tr> <td>1) Trees with none of the above additional redeeming features (inc. those of indifferent form)</td> </tr> </table> <p><small>-1) Trees with poor form or which are generally unsuitable for their location</small></p>				5) Principal components of formal arboricultural features, or veteran trees	Score & Notes <div style="font-size: 2em; font-weight: bold; display: inline-block; vertical-align: middle;">4</div> Part of an important group.	4) Tree groups, or principal members of 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 (inc. those of indifferent form)						
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<p>Part 2: Expediency assessment</p> <p><small>Trees must have accrued 10 or more points to qualify</small></p> <table style="width: 100%;"> <tr> <td>5) Immediate threat to tree inc. s.211 Notice</td> <td rowspan="4" style="border: 1px solid black; padding: 5px; vertical-align: middle;"> Score & Notes <div style="font-size: 2em; font-weight: bold; display: inline-block; vertical-align: middle;">3</div> Pre-app showing deve- -lopment in close proximity. </td> </tr> <tr> <td>3) Foreseeable threat to tree</td> </tr> <tr> <td>2) Perceived threat to tree</td> </tr> <tr> <td>1) Precautionary only</td> </tr> </table>				5) Immediate threat to tree inc. s.211 Notice	Score & Notes <div style="font-size: 2em; font-weight: bold; display: inline-block; vertical-align: middle;">3</div> Pre-app showing deve- -lopment in close proximity.	3) Foreseeable threat to tree	2) Perceived threat to tree	1) Precautionary only							
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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.

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

5.0 DATE PREPARED 7th June 2021