



REPORT OF: THE DIRECTOR OF GROWTH & DEVELOPMENT
TO: PLANNING AND HIGHWAYS COMMITTEE

ON: 15th AUGUST 2019

ORIGINATING SECTION: DEVELOPMENT MANAGEMENT SERVICE

WARDS AFFECTED: ROE LEE

**COUNCILLORS: PHIL RILEY
SYLVIA LIDDLE
RON WHITTLE**

TITLE OF REPORT:

**Hawkshaw Bank Road
Tree Preservation Order 2019**

1. 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 Hawkshaw Bank Road Tree Preservation Order 2019.
- 1.2 To request that the Committee confirm the Hawkshaw Bank Road Tree Preservation Order 2019 without modification.

2. BACKGROUND

- 2.1 The Council made the Order following concerns raised by a local resident that trees on the land would be removed as the private land was being put up for sale at auction.
- 2.2 The land which is highlighted in red on the google street image below, is up for auction by Auction Estates on the 15th August 2019, and is referred to as "land adjacent to No.12 Lammack Road, Blackburn BB1 8JN".
- 2.3 As a result of the concerns raised by the local resident, a Tree Evaluation Method for Preservation Orders (TEMPO) was carried out by the Council's Arborist on the 17th June 2019. Two trees were identified as Norway Maple Species trees which scored highly in terms of amenity value, are in good condition, and likely to be retained between 20-40 years. As such, following this

assessment, it was considered that a Tree Preservation Order (TPO) should be made.



- 2.4 The Council's Planning Manager (Development Management) wrote to the current owners and the Official Receivers (as the owners have been placed in official liquidation) on the 21st June 2019, explaining that a formal notice under the Town & Country Planning Act 1990, Town & Country Planning (Tree Preservation) Regulations 1999 as amended by the Town & Country Planning (Trees)(Amendment)(England) Regulations 2012 has been made. Comments were invited relating to the serving of the notice.
- 2.5 In addition, the auctioneers were informed in writing on the 25th July, that a notice had been served on the land, and that they make prospective purchasers aware of this TPO, as this will be a constraint and a material planning consideration, should any prospective purchaser consider developing the site. In addition, they were advised to add this Notice to the sales particulars and make any prospective purchasers aware of the emergency TPO on the site.

3. DETAIL

- 3.1 Following the serving of the Order no letter of objections or endorsements have been received.

4. RECOMMENDATIONS

4.1 That the actions of the Arborist and Planning Manager(Development Management) in making and serving the Hawkshaw Bank Road Tree Preservation Order 2019 be endorsed.

4.2 That the Hawkshaw Bank Road Tree Preservation Order 2019 is confirmed without modification.

Contact Officer:	Gavin Prescott, Planning Manager (Development Manager)
Date Prepared:	31st July 2019