



**DECISION
DIRECTOR OF DEVELOPMENT AND ENVIRONMENT**

DECISION No. DE 16/17 210

SUBJECT: TPO 1042 former Road Policing Unit, Winterstoke Road, Weston-super-Mare

DETAILS:

Tree Preservation Order 1042 was made 29 June 2016 to protect

W1 – boundary of site with McFarlane Chase & Ankatel Close – various species including Ash, Sycamore and Norway Maple;

T1 – boundary with Winterstoke Road – Norway Maple;

T2 - boundary with Winterstoke Road – Sycamore;

T3 – south of W1 – Ash;

T4 – boundary with Ankatel Close – Sycamore;

T5 - boundary with Ankatel Close – Sycamore;

T6 - boundary with Ankatel Close – Sycamore.

The period for receipt of objections has now expired.

Following lengthy discussions with the agent and their Arboriculturalist, two trees are recommended to be removed from the proposed confirmed Order; T1 & T3. These trees shall be replaced once construction has been completed (subject to planning permission being granted). This Decision therefore seeks to confirm the Order subject to modification.

After six months from the date a Tree Preservation Order (TPO) is made the trees protected therein lose the protection of the section 201 direction. If the council wish to confirm the TPO as it stands, or confirm it subject to modification, the decision must be made before the end of the six months.

CONSIDERATION OF OBJECTIONS AND OTHER REPRESENTATIONS:

One e-mailed letter of objection was received from the developers' Arboriculturalist (Barton-Hyett Arboricultural Consultants) relating to the Order. The objector finds specimens unsuitable for protection for the following reasons:

a) The TPO is a disproportionate response;

b) The TPO is not wholly expedient in the interests of public visual amenity;

- c) Some trees are in poor condition and therefore the Order is not wholly expedient;
- d) Trees included within the order have been assigned inappropriate designation.

Officer response:

- a. Planning permission has been sought to re-develop the site (16/P/1043/F) from the former road policing unit to a builders merchants which includes a new access from Winterstoke Road. A number of trees were shown to be removed and following discussions with the planning case officer, it was decided that a TPO was required to not only preserve the wooded nature of that part of Winterstoke Road, but also to protect the screening value that the trees offer.

It is not uncommon to serve a TPO during the life of a planning application. In this instance, negotiations have taken place which have led to the retention of trees important for screening and secured the retention and replacement planting of trees to improve the frontage along Winterstoke Road.

- b. The original scheme showed a number of trees to be removed. Had these trees been removed, not only would it have had a detrimental effect on the visual amenity value of the area but their loss would have removed screening to the residents to the west of the site. As such, the TPO is considered expedient.
- c. The trees that have been retained in the modified Order have all been given a retention category within the Arboricultural Report that accompanied the planning application. Within the modified planning scheme, these trees do not prevent development and play an important part in the screening of the site. The trees are considered in good enough condition to positively contribute to the visual amenity value of the area for the foreseeable future.
- d. The copse in the north western corner of the site has been given a 'Woodland' designation. The main reason for using a 'Woodland' designation was to ensure that the natural regeneration of the copse was protected. This is not only important for continuous cover but also ensures that there are layers to the copse which help with screening and wildlife value.

Whilst it is noted that there is Japanese Knotweed found within the site, the most effective and environmentally friendly form of control is to inject the stems with an appropriate herbicide; not simply blanket spray the site. This not only allows control over what is injected but would also ensure the retention of natural regeneration of the tree stock.

- e. Following discussions during the life of the planning application, the majority of the issues have been overcome with either buildings being altered in size and location or trees being removed subject to replacement. The Woodland is an important feature in the area and its natural regeneration vital. It is therefore recommended that TPO 1042 is confirmed with modifications.

DECISION:

That Tree Preservation Order 1042 is confirmed with modification.

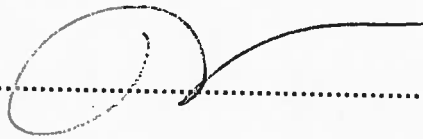
Reasons:

1. The trees are visible to the general public and contribute to the green infrastructure and biodiversity of the area.
2. The trees appear to be in reasonable condition with reasonable life expectancy.
3. The land has been subject to an application for planning consent (planning ref 16/P/1043/F) for the change of use from the former road policing unit to a builders merchants which includes a new access from Winterstoke Road. The tree preservation order has ensured adequate consideration of the issues surrounding trees worthy of retention on the site, throughout the development process.

Other Alternatives Considered:

None.

Signed.....



John Flannigan
Community and Environment Services
Manager, Natural Environment, Streets
and Open Spaces – on behalf of and
exercising the powers of the Director of
Development and Environment.

Dated.....

25/11/2016

The first part of the report is a general introduction to the project.

2. Methodology

The methodology section describes the research methods used in the study. It includes a detailed description of the data collection process, the sample size, and the statistical analysis techniques employed. The authors also discuss the limitations of the study and the potential for bias.

3. Results and Discussion

The results section presents the findings of the study. It includes a detailed description of the data collection process, the sample size, and the statistical analysis techniques employed. The authors also discuss the limitations of the study and the potential for bias.

The discussion section interprets the results and discusses their implications. It compares the findings with previous research and offers suggestions for future research.