



Committee: APPEALS COMMITTEE
Date: MONDAY, 23 MARCH 2009
Venue: LANCASTER TOWN HALL
Time: 2.30 P.M.

A G E N D A

Please note that a site visit will take place prior to commencement of the meeting. The coach will depart Lancaster Town Hall at 1.00 p.m. and Morecambe Town Hall at approximately 1.15 p.m.

1. **Apologies for Absence**
2. **Minutes**
Minutes of the Meeting held on 10th December 2008 (previously circulated)
3. **Items of Urgent Business Authorised by the Chairman**
4. **Declarations of Interest**
MATTER FOR DECISION
5. **Tree Preservation Order No. 452 (2008): Woodland to the rear of Woodlands Cottage, off Woodlands Drive, Silverdale (Pages 1 - 27)**

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Sheila Denwood (Chairman), Helen Helme (Vice-Chairman), Chris Coates, Janice Hanson, David Kerr, Janie Kirkman and Bob Roe

(ii) Substitute Membership

Councillors John Barnes, Shirley Burns, John Gilbert, Karen Leytham, Ian McCulloch and Roger Sherlock

(iii) Queries regarding this Agenda

Please contact Sharon Marsh, Democratic Services. Email: smarsh@lancaster.gov.uk, telephone: (01524) 582096.

(iv) Changes to Membership, substitutions or apologies

Please contact Members' Secretary, telephone 582170, or alternatively email memberservices@lancaster.gov.uk.

MARK CULLINAN,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER LA1 1PJ

Published on 18th February 2009

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**Planning Services
Maxine Knagg
Tree Protection Officer**

Palatine Hall
Dalton Square
LANCASTER LA1 1PW

Date: 10th February 2009

Appeals Committee (TPO)

Trees subject of the Appeals Committee – Woodland to the rear of Woodlands Cottage off Woodland Drive, Silverdale subject of **Tree Preservation Order no. 452 (2008)**.

This report has been produced by Maxine Knagg (BSc Hons Arboriculture), Tree Protection Officer, Lancaster City Council.

1.0 Introduction

- 1.1 **Site:** The trees in question are established on land to the rear of Woodlands Cottage, Off Woodlands Drive, Silverdale. We understand that the woodland area belongs to the owners of the Woodland Hotel.
- 1.2 **Scope and limitation of this report:** This is an arboriculture report restricted to only those trees subject of the Appeals Committee. The information provided within this report has been gathered by means of a preliminary visual tree assessment restricted to ground level observations and inspection at the time of the site visit. A systematic and objective appraisal of the amenity value of the trees has been undertaken using the *Tree Evaluation Method for Preservation Orders (TEMPO)*. It should be noted that trees are dynamic, living organisms subject to changes in weather, climate, pest and disease, development activities and site conditions.

2.0 Site Visit

- 2.1 **Date:** Undertaken 17th December 2008.
- 2.2 **Brief Site Description:** The site is established within Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) within the village of Silverdale. The site is undulating and steep in areas, with exposed limestone, characteristic of the

area. The site is established close to a small number of private residential properties off Woodlands Drive.

3.0 Identification and condition of the trees:

- 3.1 The trees in question are the subject of Tree Preservation Order no. 452 (2008) (appendix 1). The trees have been identified as woodland - (**W1**).
- 3.2 **W1** is mixed species woodland including ash, sycamore, yew, willow, beech and holly. Age class ranges from semi-mature to mature. Shoot extension growth and the distribution of buds across tree canopies are all within normal parameters for the species indicating trees in a good state of health. There is little evidence of branching to the main stems of trees, which have developed relatively high canopies typical of trees grown in a competitive, woodland environment.
- 3.3 Lancaster City Council received information from a concerned member of the public, reporting that a number of trees had been removed and several trees had been marked with spray paint, possibly in readiness for further tree removals. This was found to be the case during the site assessment made by Maxine Knagg on 17th December 2008. Recently felled tree stumps could be seen around the site, stacked recently felled timber stacked and a number of trees marked with spray paint, usual practice in identifying trees for removal. Equipment lay within the site to assist in the extraction and removal of felled timber.

4.0 Tree Preservation Order

- 4.1 The amenity value of trees within the site has been assessed using an objective and systematic approach (Tree Evaluation Method for Preservation Orders - *TEMPO* system). A score of 15+ was achieved supporting the action of serving a Tree Preservation Order (appendix 2).
- 4.2 Trees within the site contribute significantly to the local amenity by providing the following:
 - highly visible landscape features
 - make an important contribution to the character of the AONB
 - important wildlife resource
- 4.3 Lancaster City Council considers it expedient in the interests of amenity to make provision for the preservation of the trees in question **under sections 198, 201 and 203 of the Town & Country Planning Act 1990.**

Lancaster City Council cite the following reasons.

Trees :

- important visual amenity – seen from the public highway
- provide cohesion to adjacent Eaves Wood (appendix 3)
- important wildlife resource
- under threat from removal, adversely affecting the character of the locality and wider AONB

It is my view that further tree removals from within this site would have a detrimental impact on the amenity value of the local area and as such trees should be protected by serving a Tree Preservation Order.

5.0 Objection to TPO no. 452(2008)

- 5.1 Lancaster City Council has received one written objection from the owners of the woodland Mr & Mrs Lloyd (appendix 3) the issues raised have been addressed in my correspondence dated 2nd February 2008 (appendix 4).
- 5.2 Lancaster City Council received a letter in support of serving TPO no.452 (2008) (appendix 5).

Maxine Knagg BSc (Hons) Arboriculture
Tree Protection Officer, Planning Services
Lancaster City Council

I hereby certify that this is a true copy
of the original document

ESD 19/12/07

CITY COUNCIL OF LANCASTER
TREE PRESERVATION ORDER NO. 452 (2008)

---ooOoo---

Appendix 1.

RELATING TO TREES LOCATED AT

WOODLAND TO THE REAR OF
WOODLANDS COTTAGE
OFF WOODLANDS DRIVE
SILVERDALE

TOWN HALL
LANCASTER
LA1 1PJ

MODEL FORM OF TREE PRESERVATION ORDER

Town and Country Planning Act 1990
 Tree Preservation Order (No. 452) 2008

The City Council of Lancaster, in exercise of the powers conferred on them by sections 198, 201 and 203 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

1. This Order may be cited as Tree Preservation Order (No. 452) 2008.

Interpretation

2. In this Order "the authority" means the [Lancaster City Council] and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990.

Application of section 201

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on December 2008.

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and subject to article 5, no person shall

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

Exemptions

5. (1) Nothing in article 4 shall prevent

- (a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary
 - (i) in the interests of the safe operation of the undertaking;
 - (ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or
 - (iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;
- (aa) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable the implementation of an order made or confirmed under paragraph 8(1) or paragraph 15(1) of Schedule 1 to the Highways Act 1980 (procedures for making or confirming certain orders and schemes);

- (ab) the cutting down, topping, lopping or uprooting of a tree where that work is urgently necessary for national security purposes;
- (b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;
- (c) the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit;
- (d) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);
- (e) the cutting down, topping, lopping or uprooting of a tree by or at the request of the Environment Agency to enable the Agency to carry out development permitted by or under the Town and Country Planning (General Permitted Development Order) 1995;
- (f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose "drainage body" and "drainage" have the same meanings as in the Land Drainage Act 1991; or
- (g) without prejudice to section 198(6)(b), the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989.

(2) In paragraph (1), "statutory undertaker" means any of the following

- a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport, canal, inland navigation, dock, harbour, pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,
- a relevant airport operator (within the meaning of Part V of the Airports Act 1986),
- the holder of a licence under section 6 of the Electricity Act 1989,
- a public gas transporter,
- the holder of a licence under section 7 of the Telecommunications Act 1984 to whom the telecommunications code (within the meaning of that Act) is applied,
- a water or sewerage undertaker,
- the Civil Aviation Authority or a body acting on behalf of that Authority,
- the Post Office.

Application of provisions of the Town and Country Planning Act 1990

7. (1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part I of Schedule 2 to this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2).

(2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part II of that Schedule.

Directions as to replanting

8. (1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated ("the relevant land") a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.

(2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.

(3) A direction under paragraph (1) may include requirements as to

- (a) species;
- (b) number of trees per hectare;
- (c) the preparation of the relevant land prior to the replanting; and
- (d) the erection of fencing necessary for the protection of the newly planted trees.

Compensation

9. (1) If, on a claim under this article, a person establishes that loss or damage has been caused or incurred in consequence of

- (a) the refusal of any consent required under this Order; or
- (b) the grant of any such consent subject to conditions,

he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.

(2) No claim, other than a claim made under paragraph (3), may be made under this article

- (a) if more than 12 months has elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or
- (b) if the amount in respect of which the claim would otherwise have been made is less than £500.

(3) Where the authority refuse consent under this Order for the felling in the course of forestry operations of any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land; and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.

(4) In any other case, no compensation shall be payable to a person

- (a) for loss of development value or other diminution in the value of the land;
- (b) for loss or damage which, having regard to the application and the documents and particulars accompanying it, was not reasonably foreseeable when consent was refused or was granted subject to conditions;
- (c) for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or

(d) for costs incurred in appealing to the Secretary of State against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.

(5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the Forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling licence is refused under section 10 (application for felling licence and decision of Commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.

(6) In this article

"development value" means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and

"owner" has the meaning given to it by section 34 of the Forestry Act 1967.

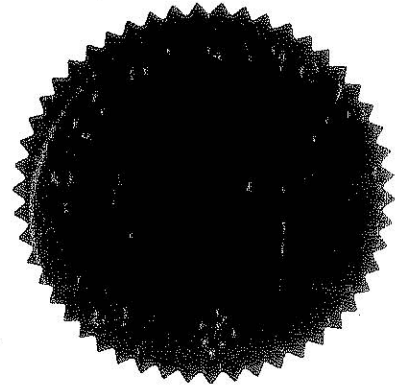
Application to trees to be planted pursuant to a condition

10. In relation to the tree[s] identified in the first column of Schedule 1 by the letter "C", being [a tree] [trees] to be planted pursuant to a condition (being a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when [that tree is planted] [those trees are planted].

Dated this 19th day of December 2008

The Common Seal of the [City Council of Lancaster was hereunto affixed in the presence of -

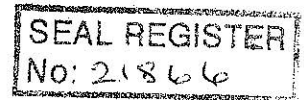
P. S. Lister
Corporate
Director
(Community
Services)



if the Council's Standing Orders do not require the sealing of such documents:

Signed on behalf of the City Council of Lancaster

Authorised by the Council to sign in that behalf



CONFIRMATION OF ORDER

This Order was confirmed by the City Council of Lancaster with/without modification on the _____ day of

OR

This Order was confirmed by the City Council of Lancaster, subject to the modifications indicated by

on the _____ day of

Authorised by the Council to sign in that behalf

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
	NONE	

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on map	Description	Situation
	NONE	

Groups of trees
(within a broken black line on the map)

Reference on map	Description (including number of trees in the group)	Situation
	NONE	

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
W1	Ash, sycamore, yew, willow, beech, and holly ranging from semi mature to mature	Woodland to the rear of Woodlands Cottage Off Woodlands Drive Silverdale

PART I
 PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990 APPLIED
 WITH ADAPTATIONS OR MODIFICATIONS

Provision of the Town and Country Planning Act 1990	Adaptation or Modification
Section 69 (registers)	<p>(a) In subsection (1)—</p> <ul style="list-style-type: none"> (i) omit— <ul style="list-style-type: none"> “, in such manner as may be prescribed by a development order,”, “such” in the second place where it appears, and “as may be so prescribed”; and (ii) substitute “matters relevant to tree preservation orders made by the authority” for “applications for planning permission”. <p>(b) In subsection (2)—</p> <ul style="list-style-type: none"> (i) after “contain” insert “, as regards each such order”; and (ii) for paragraphs (a) and (b) substitute— <ul style="list-style-type: none"> (a) details of every application under the order and of the authority’s decision (if any) in relation to each such application, and (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State’s determination of it.”. <p>(c) Omit subsections (3) and (4) (as required by section 198(4)).</p>

Section 70 (determination of applications: general considerations)

(a) In subsection

(i) substitute—

“Subject to subsections (1A) and (1B), where” for “Where”;

“the authority” for “a local planning authority”;

“consent under a tree preservation order” for “planning permission” where those words first appear; and

“consent under the order” for “planning permission” in both of the other places where those words appear;

(ii) after “think fit”, insert—

“(including conditions limiting the duration of the consent or requiring the replacement of trees)”;

(iii) omit “subject to sections 91 and 92.”.

(b) After subsection (1) insert—

“(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).”.

(c) Omit subsections (2) and (3).

Section 75 (effect of planning permission)

(a) In subsection (1) substitute—

(i) “Any” for the words from “Without” to “any”;

(ii) “consent under a tree preservation order” for “planning permission to develop land”;

(iii) “the consent” for “the permission”; and

(iv) “the land to which the order relates” for “the land”.

(b) Omit subsections (2) and (3).

against planning decisions and failure to take such decisions)

Page 13

- (i) "the authority" for "a local planning authority";
- (ii) "consent under a tree preservation order" for "planning permission" in the first place where those words appear;
- (iii) "consent under such an order" for "planning permission" in the second place where those words appear;
- (iv) for paragraph (c) substitute—
 - "(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or
 - (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,".

(b) Omit subsection (2).

(c) In subsection (3) for "served within such time and in such manner as may be prescribed by a development order." substitute—

"in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served—

- (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow;
- (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant."

(d) For subsection (4), substitute—

"(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3)."

(e) For subsection (5), substitute—

“(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.”.

Section 79 (determination of appeals)

(a) In subsections (1) and (2), substitute “the authority” for “the local planning authority”.

(b) Omit subsection (3).

(c) In subsection (4), substitute—

(i) “section 70(1), (1A) and (1B)” for “sections 70, 72(1) and (5), 73 and 73A and Part I of Schedule 5”;

(ii) “consent under a tree preservation order” for “planning permission”; and

(iii) “the authority” for “the local planning authority and a development order may apply, with or without modifications, to such an appeal any requirements imposed by a development order by virtue of sections 65 or 71.”.

(d) Omit subsections (6) and (6A).

(e) In subsection (7), omit the words after “section 78”.

PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990,
AS ADAPTED AND MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

Section 69

- (1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.
- (2) The register shall contain, as regards each such order—
 - (a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and
 - (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.
- (5) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

Section 70

- (1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order
 - (a) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or
 - (b) they may refuse consent under the order.

(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).

Section 75

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) ensure for the benefit of the land to which the order relates and of all persons for the time being interested in it.

Section 78

- (1) Where the authority
 - (a) refuse an application for consent under a tree preservation order or grant it subject to conditions;

condition imposed on a grant of consent under such an order or grant it subject to conditions;

- (c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or
- (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,

the applicant may by notice appeal to the Secretary of State.

(3) Any appeal under this section shall be made by notice in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served—

- (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow;
- (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.

(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).

(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.

Section 79

(1) On an appeal under section 78 the Secretary of State may—

- (a) allow or dismiss the appeal, or
- (b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not),

and may deal with the application as if it had been made to him in the first instance.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

(4) Subject to subsection (2), the provisions of section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the Secretary of State under section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.

(5) The decision of the Secretary of State on such an appeal shall be final.

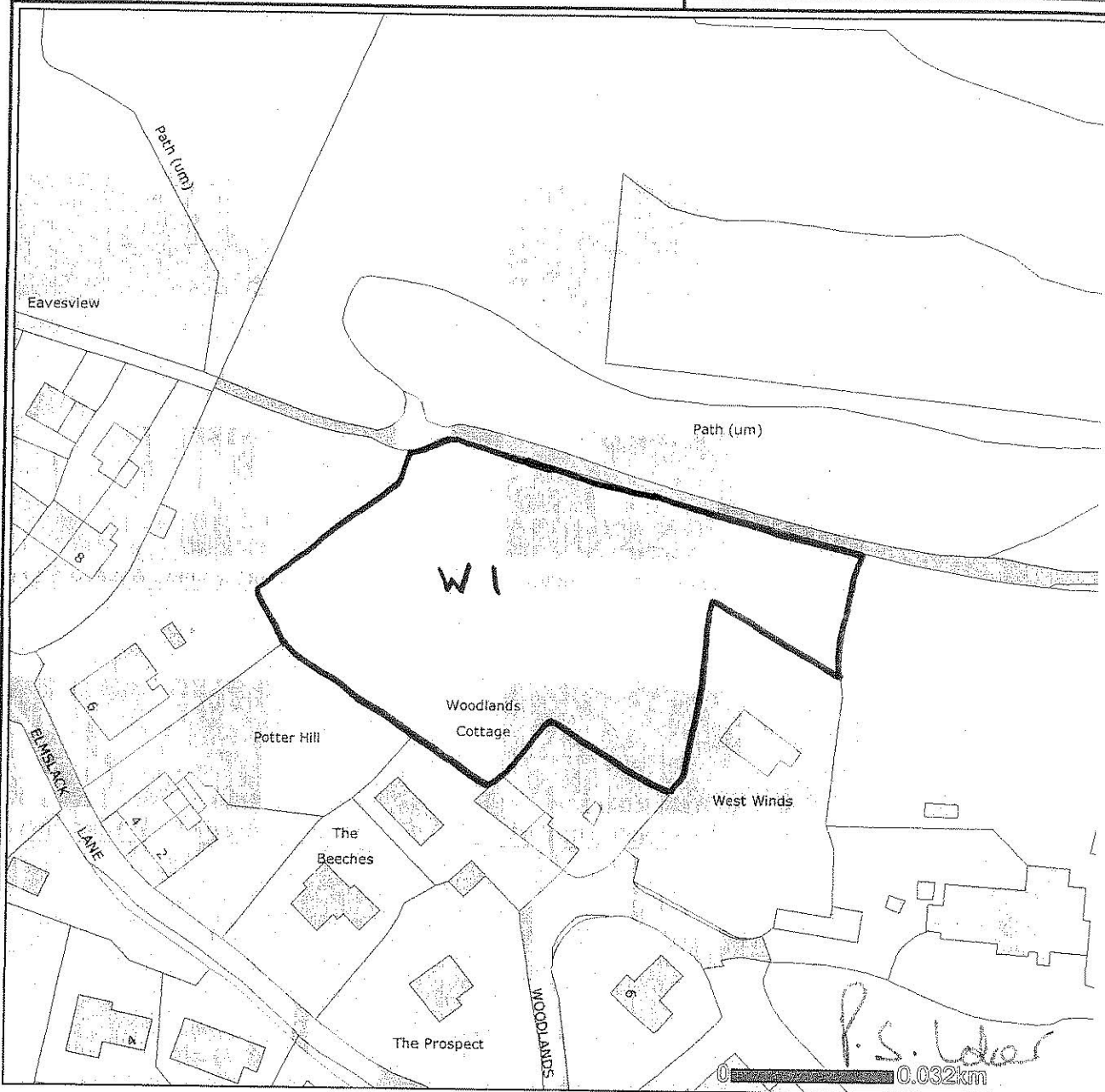
(7) Schedule 6 applies to appeals under section 78.

TPO 452 (2008)

Woodland to rear of Woodlands Cottage
off Woodlands Drive Silverdale

**LANCASTER
CITY COUNCIL**

Promoting City, Coast & Countryside



Legend

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Map Information

Scale:	1: 1250
Date:	18.12.2008

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/12/08 Surveyor: MK

Tree details
 TPO Ref: 452 (2008) Tree/Group No: W1 Species: Willow, Yew
 Owner (if known): MR + MRS Lloyd Beech, Sycamore
 Location: ~~REF~~ OFF Woodlands Drive, Silverdale Ash, Holly.

Part 1: Amenity assessment

a) Condition & suitability for TPO:

Refer to Guidance Note for definitions

- 5) Good Highly suitable
- ③) Fair Suitable
- 1) Poor Unlikely to be suitable
- 0) Unsafe Unsuitable
- 0) Dead Unsuitable

Score & Notes ③

b) Remaining longevity (in years) & suitability for TPO:

Refer to 'Species Guide' section in Guidance Note

- 5) 100+ Highly suitable
- ④) 40-100 Very suitable
- 2) 20-40 Suitable
- 1) 10-20 Just suitable
- 0) <10 Unsuitable

Score & Notes ④
 many trees potential 7100g

c) Relative public visibility & suitability for TPO:

Consider realistic potential for future visibility with changed land use; refer to Guidance Note

- 5) Very large trees, or large trees that are prominent landscape features Highly suitable
- ④) Large trees, or medium trees clearly visible to the public Suitable
- 3) Medium trees, or larger trees with limited view only Just suitable
- 2) Small trees, or larger trees visible only with difficulty Unlikely to be suitable
- 1) Young, v. small, or trees not visible to the public, regardless of size Probably unsuitable

Score & Notes ④
 Seen public highway.

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of arboricultural features, or veteran trees
- 4) Members of groups of trees 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

Score & Notes ①

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify; refer to Guidance Note

- ⑤) Known threat to tree
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only
- 0) Tree known to be an actionable nuisance

Score & Notes ⑤
 TREES Felled + others marked with spray paint

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-10 Does not merit TPO
- 11-14 TPO defensible
- ①) 15+ Definitely merits TPO

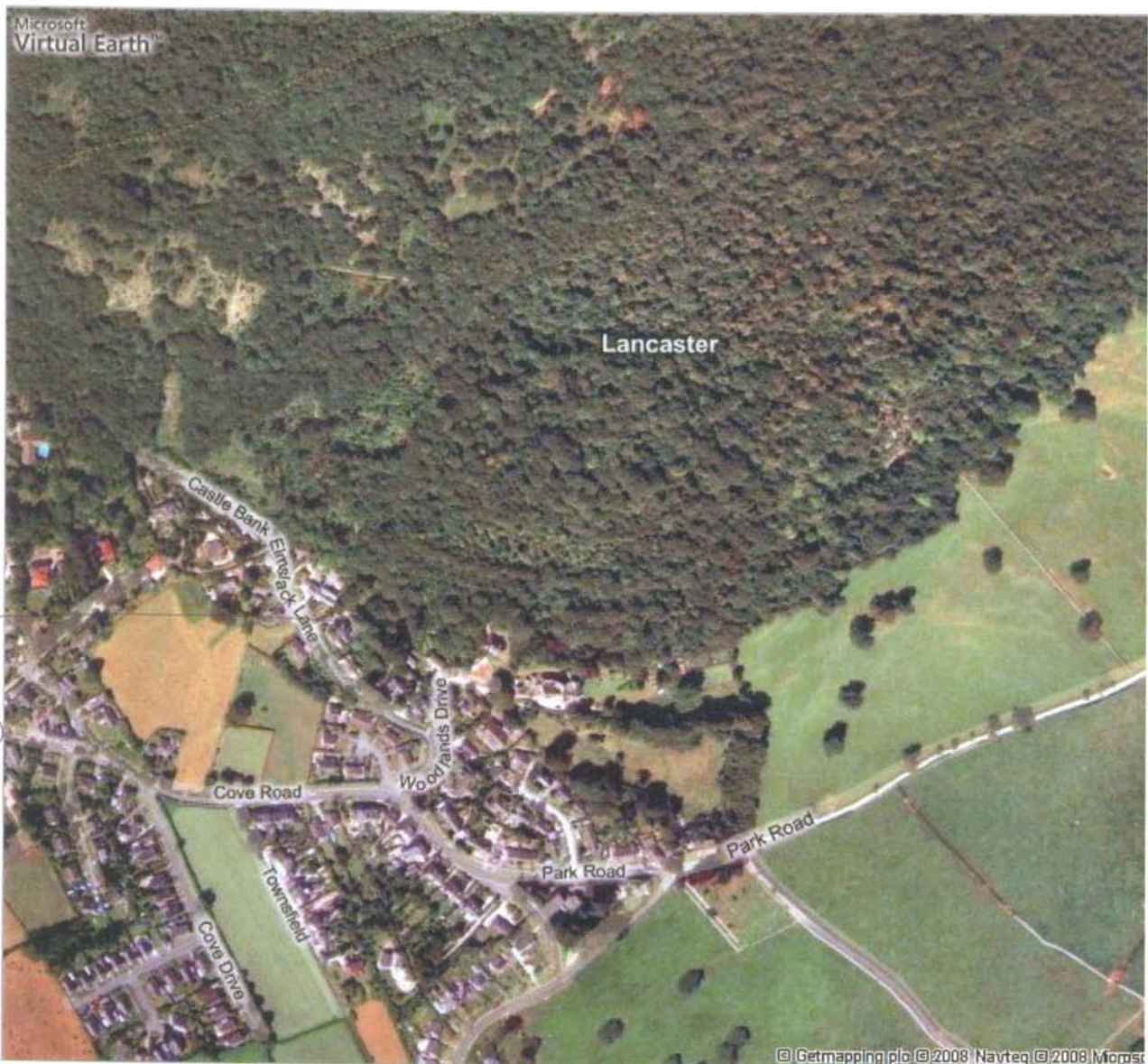
Add Scores for Total:
 17

Decision:
 Sewe TPO.



Live Search Maps

TPO no.452(2008) adjacent to Eaves Wood, Silverdale



TPO no.452 (2008)

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