



**Committee:** APPEALS COMMITTEE  
**Date:** THURSDAY, 18 FEBRUARY 2016  
**Venue:** MORECAMBE TOWN HALL  
**Time:** 1.30 P.M.

## **A G E N D A**

1. **Apologies for Absence**

2. **Appointment of Vice-Chairman**

To appoint a Vice-Chairman for the 2015/16 municipal year.

3. **Minutes**

Minutes of the meeting held on 30 April 2015 (previously circulated)

4. **Items of Urgent Business authorised by the Chairman**

5. **Declarations of Interest**

To receive declarations by Members of interests in respect of items on this Agenda.

Members are reminded that, in accordance with the Localism Act 2011, they are required to declare any disclosable pecuniary interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting.)

Whilst not a legal requirement, in accordance with Council Procedure Rule 10 and in the interests of clarity and transparency, Members should declare any disclosable pecuniary interests which they have already declared in the Register, at this point in the meeting.

In accordance with Part B, Section 2 of the Code of Conduct, Members are required to declare the existence and nature of any other interests as defined in paragraphs 8(1) or 9(2) of the Code of Conduct.

### **Matters for Decision**

6. **Tree Preservation Order No. 555 (2015) - Shenstone, The Green, Over Kellet (Pages 1 - 19)**

Report of the Chief Officer (Governance)

7. **Tree Preservation Order No. 559 (2015) - Riverside Caravan Park, Lancaster Road, Heaton with Oxcliffe** (Pages 20 - 43)

Report of Chief Officer (Governance)

**ADMINISTRATIVE ARRANGEMENTS**

**(i) Membership**

Councillors Claire Cozler (Chairman), Jon Barry, Janice Hanson, Helen Helme, Joan Jackson, Karen Leytham and Roger Sherlock.

**(ii) Substitute Membership**

Councillors Susie Charles, Brett Cooper, Tim Hamilton-Cox, Terrie Metcalfe and Margaret Pattison.

**(iii) Queries regarding this Agenda**

Please contact Jane Glenton, Democratic Services - telephone (01524) 582068 or email [jglenton@lancaster.gov.uk](mailto:jglenton@lancaster.gov.uk).

**(iv) Changes to Membership, substitutions or apologies**

Please contact Democratic Support - telephone (01524) 582170, or email [democraticsupport@lancaster.gov.uk](mailto:democraticsupport@lancaster.gov.uk).

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

Published on Wednesday, 10 February 2016.

**APPEALS COMMITTEE**

**Tree Preservation Order No. 555 (2015)  
Shenstone, The Green, Over Kellet  
18 February 2016**

**Report of Chief Officer (Governance)**

**PURPOSE OF REPORT**

To enable Members to consider the objection received to Tree Preservation Order No. 555 (2015) located at Shenstone, The Green, Over Kellet, and thereafter whether or not to confirm the Order.

**This matter will be dealt with in accordance with the adopted procedure for considering matters relating to individual applications, that is, the relevant matters for consideration by the Committee will be presented in the public part of the meeting, and the decision will be made after the exclusion of the press and public, on the basis that, in making its decision, the Committee will receive exempt information in the form of legal advice on possible legal proceedings arising from the decision (Paragraph 5A of Schedule 12A of the Local Government Act 1972) as amended by the Local Government (Access to Information) (Variation) Order 2006.**

**RECOMMENDATIONS**

That Members consider the objections to Tree Preservation Order No. 555 (2015) located at Shenstone, The Green, Over Kellet, decide whether -

- (1) To confirm Tree Preservation Order No. 555 (2015) -
  - (a) Without modification;
  - (b) Subject to such modification as is considered expedient.
- (2) Not to confirm Tree Preservation Order No. 555 (2015).

**1.0 Introduction**

- 1.1 Under Section 198 of the Town and Country Planning Act 1990, the Local Planning Authority may make an Order in respect of a tree or group of trees if it appears that it is expedient in the interests of amenity to make provision for the protection of trees in their area.
- 1.2 In accordance with the Town and Country Planning (Tree Preservation Order) Regulations 2012, an objection has been received to Tree Preservation Order No. 555 (2015), which has been made in relation to individual trees located at Shenstone, The Green, Over Kellet.

1.3 In accordance with the Regulations, it is necessary to consider the objection, and in order for the objection to be considered objectively, the matter is referred to the Appeals Committee.

1.4 The report of the City Council's Tree Protection Officer is attached (pages ).

Appended to the report are:

- *Tree Protection Officer's report (pages 3 to 7);*
- *Appendix 1 - Copy of the original Tree Preservation Order No.555 (2015) (pages 8 to 11);*
- *Appendix 2 – Tree Protection Officer's initial report (pages 12 to 13);*
- *Appendix 3 - Tree Evaluation Method for Preservation Orders (TEMPO) (page 14);*
- *Appendix 4 – Photographs showing the impact of the trees beyond the curtilage of the property (page 15);*
- *Appendix 5 – Letter of objection (page 16);*
- *Appendix 6 – Lancaster City Council's response to the letter of objection (pages 17 to 19).*

**2.0 Proposal Details**

2.1 The purpose of the report is to provide Members with details to enable them to decide whether or not to confirm Tree Preservation Order No. 555 (2015).

**3.0 Details of Consultation**

3.1 Tree Preservation Order No. 555 (2015) was made and advertised in the usual way, and one objection was received.

**4.0 Options**

- (1) To confirm Tree Preservation Order No. 555 (2015) -
  - (a) Without modification;
  - (b) Subject to such modification as is considered expedient.
- (2) Not to confirm Tree Preservation Order No. 555 (2015).

**5.0 Conclusion**

5.1 In the light of information contained within the report and its appendices, together with legal advice given at Committee and a site visit, Members are requested to determine whether or not to confirm Tree Preservation Order No. 555 (2015).

<b>CONCLUSION OF IMPACT ASSESSMENT</b> (including Diversity, Human Rights, Community Safety, Sustainability and Rural Proofing) Not applicable.	
<b>LEGAL IMPLICATIONS</b> A Legal Officer will be present at the meeting to advise the Committee	
<b>FINANCIAL IMPLICATIONS</b> Not applicable.	
<b>BACKGROUND PAPERS</b> Tree Preservation Order No. 555 (2015)	<b>Contact Officer:</b> Jane Glenton <b>Telephone:</b> (01524) 582068 <b>Email:</b> jglenton@lancaster.gov.uk <b>Ref:</b> JEG

Contact: Maxine Knagg  
Telephone: 01524 582381  
FAX: 01524 582323  
Email: [mknagg@lancaster.gov.uk](mailto:mknagg@lancaster.gov.uk)  
Website: [www.lancaster.gov.uk](http://www.lancaster.gov.uk)  
Our Ref: TPO470/2010/MK

**Regeneration & Policy Service**  
Development Management  
PO Box 4  
Town Hall  
Lancaster  
LA1 1QR

Date: 8<sup>th</sup> February 2016

## Appeals Committee (TPO)

Trees subject of the Appeals Committee – Two mature trees established within the curtilage of Shenstone, The Green, Over Kellet, subject of **Tree Preservation Order no. 555 (2015)**.

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

### 1.0 Purpose of Report

1.1 This report relates to two mature trees established within the rear garden area of a private dwelling, Shenstone, The Green, Over Kellet. One valid objection was received in writing with respect to the above order. The Appeals Committee are to consider whether the TPO should be confirmed without modification, confirmed with modifications or not confirmed. A copy of Tree Preservation Order no. 555 (2015) is available at **appendix 1**.

### 2.0 Background

2.1 The property in question lies within the village of Over Kellet and within the local Conservation Area (CA). A conservation area provides legal protection for all trees that have attained a stem diameter of 75mm or greater when measured at 1.5m above ground level. It is an offence to lop, top, fell, uproot or otherwise damage any such tree(s) without first making a formal written notification to the local planning authority, known as a section 211 notice, and providing a minimum period of 6 weeks prior to undertaking the intended works; with the exception of felling a dead tree or removing deadwood, both of which are exempt from this requirement.

2.2 The current owner of the property, Mr Maguire, submitted a Section 211 notice to the Council, referenced as no.15/0105/TCA, detailing an intention to fell two, large, mature sycamore trees growing within the rear garden. The

reason cited for their removal related to the shading effect that their canopies generated when in leaf. There was no other arboriculture reason cited in support of the removal of both trees.

2.3 The rear of the property has in recent times undergone significant redevelopment with the conversion of an existing barn and erection of a two storey extension; planning permission was granted, dated 08.04.2011. As part of the redevelopment a total of x6 trees were agreed for removal by Lancaster City Council; x5 of the six trees were to be removed for reasons in the interests of good arboriculture practice and x1 in order to accommodate the proposed development; all of these trees have been removed and the development completed. The development in effect brought the living space closer to the trees. Those remaining trees, including the two sycamore in question, were agreed to be retained within the context of the development because of their important amenity value, protected under the conservation area constraints. Trees within the rear garden were recognised then and still now for their important contribution in terms of amenity and wildlife value, both to the site and, importantly, also that of the wider public domain and conservation area.

2.4 The two trees in question are important individual trees in their own right. However, they also make important links to other similar aged and sized trees within the property and significantly, also that of the wider conservation area. Whilst conservation areas are primarily established around buildings and landscapes of historic and architectural importance, trees are also recognised for their important contribution to a great many conservation areas, not only in terms of their physical presence, but also their visual amenity and the important resource that they represent for a range of wildlife. The older and larger a tree becomes the greater the potential resource for wildlife, including protected species, such as nesting birds and bats, not only in the provision of habitat, but also as a feeding and foraging resource. Nesting birds and bats are protected under the Wildlife & Countryside Act (as amended 2010).

2.5 Trees have an integral role in the mitigation and adaptation to a climate that is currently set to change significantly by 2050, a minimum temperature rise of 2 degrees is set to occur. Whilst trees themselves cannot reverse this trend, they are recognised for their important role in contributing in part to mitigating climate change, but importantly, also supporting communities in their adaptation to the future changes. The value of such large mature trees is immense. Each tree has been responsible for the capture and storage of tonnes of carbon during the course of their lives so far. When a tree is felled for whatever reason, the process of releasing this stored carbon begins and its role in capturing carbon dioxide from the atmosphere and its ability to store carbon in its woody structures is permanently lost. Whilst the loss of such trees is one day inevitable, it is essential that trees are retained in good, health and vitality for as long as is reasonably possible, in order to maximise their benefits in this essential local and global role. Both trees have long periods of useful remaining life potential.

### **3.0 Threat to Trees**

3.1 In the view of the Secretary of State, a TPO should be used to protect selected trees and woodland, if their removal would have a significant impact on the local environment and its enjoyment by the public. LPAs should be

able to show that a reasonable degree of public benefit would accrue before the TPOs are made or confirmed. The trees or at least part of them should therefore normally be visible from a public place, such as a road or footpath, although the inclusion of other trees may be justified. The benefit may be present or future: trees may be worthy of preservation for their intrinsic beauty or for their contribution to the landscape or because they serve to screen an eyesore, or future development: the value of trees may be enhanced by their scarcity; and the value of a group of trees or woodland may be collective only. Other factors such as importance as a wildlife habitat may be taken into account, which alone would not be sufficient to warrant a TPO. A tree that is dead or in a dangerous condition is exempt from a TPO.

- 3.2 With this in mind, LPAs are advised to develop ways of assessing the 'amenity value' of trees in a structured and consistent way, taking into account the visibility of trees from a public vantage point: the individual impact of a tree or the collective impact of a group or woodland: in addition to the wider impact of trees, their significance to their local surroundings taking into account their suitability to their particular setting, as well as the presence of other trees in the vicinity.
- 3.3 Expediency must also be assessed. The Secretary of State considers that it may be expedient to make a TPO, if the LPA believe there is a risk of the tree or woodland being cut down or pruned in ways which would have a significant impact on the amenity of the area. Importantly, it is not necessary for the risk to be immediate. In some cases the LPA may believe that certain trees are at risk from development pressures. The LPA may have some other reason to believe that trees are at risk: changes in property ownership are widely recognised as potential threats to trees and woodlands, particularly as intentions to fell trees are not always known in advance and so the protection of selected trees by a precautionary TPO might be considered expedient.
- 3.4 The change in land ownership is recognised by the Secretary of State as a threat to trees and woodlands. We understand that following redevelopment of the property it was sold and bought by the current owners and appellants.

#### **4. Assessment**

- 4.1 A copy of my initial report is available at **appendix 2**.
- 4.2 In line with the majority of local authorities across the country, Lancaster City Council has adopted the use of a Tree Evaluation Method for Preservation Orders (TEMPO) to demonstrate the main areas of consideration when assessing trees or woodland for protection with a TPO. This system, when used by an individual suitably trained and experienced in the assessment of trees, can be a useful tool to demonstrate key elements of the assessment, culminating in a final total score and outcome indicator. It should be noted that the TEMPO system is simply a tool and not the decision making process.
- 4.3 A copy of the Tree Evaluation Method for Preservation Orders (TEMPO) is available at **appendix 3**. A cumulative score of 15 was achieved, indicating that at the time of the initial assessment the trees in question "Definitely Merit" protection within a TPO.

- 4.4 The two trees have been identified as **T1** and **T2**, in line with TPO 555 (2015). Both trees are large, mature sycamore trees, free from significant pest and disease and structural defect. They are estimated to be in excess 100 years old, their age may in fact be closer to 150+ years. Both offer many decades of useful remaining life potential, amenity and wildlife value. Sycamore have the potential to live in excess of 250 years, if well managed. They are a resilient and valued species, believed to have been introduced to the British Isles over 400 years ago, an alternative schools of thought believes that sycamore are in fact a native species to Britain. As such, sycamore have become a well established and important species nationally.
- 4.5 It is accepted that large leafed, large canopy trees, such as sycamore, generate a shading effect when in leaf; usually from the months of April to October, dependent upon local weather and environmental conditions. This should in part to be recognised and accepted where such trees pre-exist.
- 4.6 Whilst Lancaster City Council welcomes applications to undertake works to protected trees, including pruning works to thin or reduce the canopies of trees. It is however important that expectations are realistic. Trees are dynamic living organisms and as such must be managed within current standards of best practice, in order that any work undertaken does not have the potential to adversely impact upon tree health, vitality, stability, long term sustainability and as a result amenity value. Trees will make adaptations in growth to meet their own requirements for energy and ultimately survival. Pruning works to reduce shading will have only limited benefits in the short term, an affected tree will generate new growth which will in time fill any gaps created by running events.

### **5.0 Tree Preservation Order no.555 (2015)**

- 5.1 Tree Preservation Order no. 555 (2015) was made on 3<sup>rd</sup> September 2015 following the Council's objection to the removal of two mature sycamore trees, subject of a section 211 Notification no. 15/0105/TCA. Both trees were found to be free from significant pests, disease and structural defects to otherwise justify their removal. Both trees are considered to have important public amenity and wildlife value to justify their ongoing retention and protection.
- 5.2 The trees in question can be seen as sky line trees and also between neighbouring properties all from the wider public domain. It is evident that their presence has an impact beyond the curtilage of the property, refer to **appendix 4**.
- 5.3 The removal of **T1** & **T2** would have a detrimental and lasting impact upon the wider locality, existing tree cover within this section of the conservation area, and have significant potential to adversely impact upon wildlife communities, including protected species, such as nesting birds and bats, with a loss of habitat, nesting and foraging opportunities.



## **6.0 Objections to TPO no. 555 (2015)**

- 6.1 Lancaster City Council received a letter of objection to Tree Preservation Order no. 555 (2015) from the property owner, and appellant Mr Paul Maguire, dated 25.09.15 (**appendix 5**).
- 6.2 A copy of Lancaster City Council's response to this objection, dated 16.11.15, is available at **appendix 6**.

## **7.0 Decision to Serve TPO no. 555 (2015)**

- 7.1 Lancaster City Council considers it expedient in the interests of amenity to make provision for the preservation of two mature sycamore trees identified as **T1 & T2** under sections 198, 201 and 203 of the Town & Country Planning Act 1990 and to confirm TPO no. 555. (2015) without modification.

Lancaster City Council cites the following reasons.

- important mature trees that have a visual impact upon the property and wider locality and conservation area;
- have visual links with other similar sized and aged trees within the wider locality, forming important wildlife corridors, habitat and foraging opportunities for a range of wildlife including protected species such as nesting birds and bats;
- Their loss has significant potential to adversely impact upon the character and appearance of the site and wider locality and conservation area;
- Their loss has the potential to adversely impact upon wildlife communities;
- Both trees are healthy mature trees under direct threat from removal.

The trees in question have sufficient amenity value and importance within the landscape to justify their protection with TPO no. 555 (2015).

**Maxine Knagg BSc (Hons) Arboriculture**  
Tree Protection Officer, Regeneration & Planning Service  
On behalf of Lancaster City Council

CITY COUNCIL OF LANCASTER  
TREE PRESERVATION ORDER NO. 555(2015)

----ooOoo----

RELATING TO:

Tree preservation Order no.555 (2015), Shenstone, The Green, Over Kellet

PO BOX 4  
TOWN HALL  
LANCASTER  
LA1 1QR

**TOWN AND COUNTRY PLANNING ACT 1990**

**LANCASTER CITY COUNCIL  
TREE PRESERVATION ORDER NO. 555(2015)**

The City Council of Lancaster, in exercise of the powers conferred on them by section 198 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. 555(2015), "Tree preservation Order no.555 (2015), Shenstone, The Green, Over Kellet", 3rd September 2015.

**Interpretation**

2. (1) In this Order "the authority" means the Lancaster City Council.  
  
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2011.

**Effect**

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.  
  
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—  
(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or  
(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,  
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

**Application to trees to be planted pursuant to a condition**

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to 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 the tree is planted.

Dated this 3 September 2015

Signed on behalf of the Lancaster City Council:



**Andrew Dobson DipEP MRTPI PDDMS  
CHIEF OFFICER (REGENERATION AND PLANNING)**

Authorised by the Council to sign in that behalf

SCHEDULE

Specification of Trees

**TREE PRESERVATION ORDER NO. 555(2015)**

Tree preservation Order no.555 (2015), Shenstone, The Green, Over Kellet

**TREES SPECIFIED INDIVIDUALLY**

(Encircled in a solid black line on map)

Reference on Map	Description	Situation		
T1	Sycamore	Centred grid ref:	on (E) 352038	(N) 469958
T2	Sycamore	Centred grid ref:	on (E) 352050	(N) 469953

**TREES SPECIFIED BY REFERENCE TO AN AREA**

(Shown within a dotted black line on map)

**GROUP OF TREES**

(Shown within a broken black line on map)

**WOODLAND**

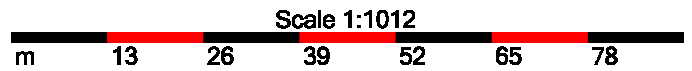
(Shown within a solid black line on map)

TPO No. 555(2015)

Shenstone, The Green, Over Kellet



**Legend**



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	03 September 2015
<b>SLA Number</b>	Not Set

**Proposed New Tree Preservation Order No: 555 (2015)****Site: Shenstone, The Green, Over Kellet****Location of Trees: X2 mature sycamore, established within the rear garden of the above property.****Assessment:**

I have assessed trees established within the curtilage of the above property, with regard to its suitability and the appropriateness of serving it with a Tree Preservation Order.

**Background**

The property is established within the village of Over Kellet, south-east of Carnforth. The village lies within a local conservation area, as such all trees with a stem diameter of 75mm or greater when measured at 1.5m above ground level are protected in law. It is a criminal offence to lop, top, fell, uproot or otherwise damage any such tree without first making a written notification to the local authority and providing a period of 6 weeks' notice prior to undertaking the intended work.

Trees/hedgerows within the site have the potential to provide habitat and foraging opportunities for wildlife. Certain habitats and species, including nesting birds and bats are subject to protection as laid out in the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.

**Trees**

For the purpose of this report the trees in question has been identified as **T1**, & **T2**, two large, mature sycamore trees.

The trees are two of a number of other large trees within the property. However, **T1** & **T2** were recently subject of a section 211 tree works notification 15/0105/TCA. Both trees were identified for removal because of their shading impact upon the property.

**Both** trees are visible from the public domain, as skyline tree and more clearly visible through the existing spaces between neighbouring properties. Both trees make an important contribution to the character and appearance of the property and that of the wider locality and conservation area. They provide important visual greening and partial screening between neighbouring properties. Their loss would inevitably have the potential to adversely impact upon the amenity of the locality.

**T1** & **T2** also provides important habitat and foraging opportunities for wildlife, including protected species, such as nesting birds and bats. Their removal would have the potential to adversely impact upon existing wildlife communities, including protected species.

The amenity value of **T1** & **T2** have been assessed using a Tree Evaluation Method for Preservation Orders (TEMPO). TEMPO Assessment Score: 15 was achieved – definitely Merits a TPO.

A TPO does not prevent maintenance from being undertaken, to include pruning works to alleviate existing conflicts with adjacent structures. It does however, mean that all works with the exception of removal of deadwood must be agreed in writing by the local authority prior to undertaking work. All work must be undertaken in compliance to BS 3998 (2010) Tree Work.

**Decision:** To serve Tree Preservation Order no.555 (2015) under sections 198 and 203 of the Town & Country Planning Act 1990, in the interests of public amenity; affecting x2 individual, mature sycamore tree.

The trees in question have important amenity value. They are potentially an important resource for wildlife.

<b>Title</b>	Tree preservation Order no.555 (2015), Shenstone, The Green, Over Kellet
<b>Grounds</b>	In the interest of public amenity and wildlife benefit
<b>Designation</b>	<b>T1 &amp; T2</b>

Maxine Knagg BSc (Hons) Arboriculture  
Tree Protection Officer  
Regeneration & Planning Service

03.09.15

**TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO):**

**SURVEY DATA SHEET & DECISION GUIDE**

Date: 01.09.15	Surveyor: M Knapp
----------------	-------------------

<b>Tree details</b> TPO Ref: 555 (2015) Species: Svcamore x2	Tree/Group No: T1 & T2
--	------------------------

**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

<b>Score &amp; Notes</b> 3 – In keeping with its
---

**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

<b>Score &amp; Notes</b> 2 – Likely to exceed 40 years with good arboriculture
--

**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

<b>Score &amp; Notes</b> 4 – Visible
--

**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

<b>Score &amp; Notes</b> 1 – Wildlife benefit.
---

**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

<b>Score &amp; Notes</b> 5 – Section 211 notification
--

**Part 3: Decision guide**

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

<b>Add Scores for Total.</b>
----------------------------------

<b>Decision: Definitively</b>
-----------------------------------





Document is Restricted

Document is Restricted

**APPEALS COMMITTEE**

**Tree Preservation Order No. 559 (2015)  
Riverside Caravan Park, Lancaster Road,  
Heaton with Oxcliffe  
18 February 2016**

**Report of Chief Officer (Governance)**

**PURPOSE OF REPORT**

To enable Members to consider the objection received to Tree Preservation Order No. 559 (2015) relating to an area of trees established within the Riverside Caravan Park, Lancaster Road, Heaton with Oxcliffe, and thereafter whether or not to confirm the Order.

**This matter will be dealt with in accordance with the adopted procedure for considering matters relating to individual applications, that is, the relevant matters for consideration by the Committee will be presented in the public part of the meeting, and the decision will be made after the exclusion of the press and public, on the basis that, in making its decision, the Committee will receive exempt information in the form of legal advice on possible legal proceedings arising from the decision (Paragraph 5A of Schedule 12A of the Local Government Act 1972) as amended by the Local Government (Access to Information) (Variation) Order 2006.**

**RECOMMENDATIONS**

**That Members consider the objection to Tree Preservation Order No. 559 (2015) relating to an area of trees established within the Riverside Caravan Park, Lancaster Road, Heaton with Oxcliffe, and decide whether:**

- (1) To confirm Tree Preservation Order No. 559 (2015) -**
  - (a) without modification;**
  - (b) subject to such modification as is considered expedient.**
- (2) Not to confirm Tree Preservation Order No. 559 (2015).**

**1.0 Introduction**

- 1.1 Under Section 198 of the Town and Country Planning Act 1990, the Local Planning Authority may make an Order in respect of a tree or group of trees if it appears that it is expedient in the interests of amenity to make provision for the protection of trees in their area.
- 1.2 In accordance with the Town and Country Planning (Tree Preservation Order) Regulations 2012, an objection has been received to Tree Preservation Order No. 559 (2015), which has been made in relation to individual trees located at Riverside Caravan Park, Lancaster Road, Heaton with Oxcliffe.

1.3 In accordance with the Regulations, it is necessary to consider the objection, and in order for the objection to be considered objectively, the matter is referred to the Appeals Committee.

1.4 Appended to the report are:

- *Tree Protection Officer's report (pages 22 to 26)*
- *Appendix 1 - Copy of the original Tree Preservation Order No. 559 (2015) (pages 27 to 30);*
- *Appendix 2 (a) and (b) – Photographs of trees within the site (pages 31 & 32);*
- *Appendix 3 – The Tree Protection Officer's original report (pages 33 to 34);*
- *Appendix 4 – Aerial photograph (page 35);*
- *Appendix 5 - Tree Evaluation Method for Preservation Orders (TEMPO) (page 36);*
- *Appendix 6 – Photograph of section of removed hedgerow (page 37);*
- *Appendix 7 – Designation of trees (page 38);*
- *Appendix 8 – Letter of objection (pages 39 to 40);*
- *Appendix 9 – Lancaster City Council's response to the letter of objection (pages 41 to 43).*

**2.0 Proposal Details**

2.1 The purpose of the report is to provide Members with details to enable them to decide whether or not to confirm Tree Preservation Order No. 559 (2015).

**3.0 Details of Consultation**

3.1 Tree Preservation Order No. 559 (2015) was made and advertised in the usual way, and one objection was received.

**4.0 Options**

- (1) To confirm Tree Preservation Order No. 559 (2015) -
  - (a) Without modification;
  - (b) Subject to such modification as is considered expedient.
- (2) Not to confirm Tree Preservation Order No. 559 (2015).

**5.0 Conclusion**

5.1 In the light of information contained within the report and its appendices, together with legal advice given at Committee and a site visit, Members are requested to determine whether or not to confirm Tree Preservation Order No. 559 (2015).

<p><b>CONCLUSION OF IMPACT ASSESSMENT</b>                  (including Diversity, Human Rights, Community Safety, Sustainability and Rural Proofing)                  Not applicable.</p>	
<p><b>LEGAL IMPLICATIONS</b>                  A Legal Officer will be present at the meeting to advise the Committee</p>	
<p><b>FINANCIAL IMPLICATIONS</b>                  Not applicable.</p>	
<p><b>BACKGROUND PAPERS</b>                  Tree Preservation Order No. 559 (2015)</p>	<p><b>Contact Officer:</b> Jane Glenton  <b>Telephone:</b> (01524) 582068  <b>Email:</b> jglenton@lancaster.gov.uk  <b>Ref:</b> JEG</p>

Contact: Maxine Knagg  
Telephone: 01524 582381  
FAX: 01524 582323  
Email: [mknagg@lancaster.gov.uk](mailto:mknagg@lancaster.gov.uk)  
Website: [www.lancaster.gov.uk](http://www.lancaster.gov.uk)  
Our Ref: TPO470/2010/MK

**Regeneration & Policy Service**  
Development Management  
PO Box 4  
Town Hall  
Lancaster  
LA1 1QR

Date: 8<sup>th</sup> February 2016

## Appeals Committee (TPO)

Trees subject of the Appeals Committee – An area of trees within the curtilage of Riverside Caravan Park, Lancaster Road, Heaton with Oxcliffe, LA3 3ER, subject of **Tree Preservation Order no. 559 (2015)**.

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

### 1.0 Purpose of Report

1.1 This report relates to an area of trees established within the Riverside Caravan Park, Lancaster Road, Heaton with Oxcliffe with respect to the above tree preservation order. The Appeals Committee are to consider whether the TPO should be confirmed without modification, confirmed with modifications or not confirmed. A copy of Tree Preservation Order no. 559 (2015) is available at **appendix 1**.

### 2.0 Background

2.1 The site is currently in use for the purposes of a caravan park and benefits from extensive areas of hedgerow trees, many of which are clearly visible from the public domain. Trees within the site make a significant impact upon the character and appearance of the site in question and importantly that of the wider public domain.

2.3 The site lies approximately 100m to the north of the River Lune; an important landscape feature and wildlife resource designated a Biological Heritage Site. Trees to the southern aspect of the site form a visual backdrop to the River Lune when viewed from its southern banks and public footpaths.

- 2.4 The caravan park has recently been subject to a change of use planning application no. 15/00626/FUL, for the siting of static caravans for holiday occupation for 12 months of the year, large swathes of trees were proposed to be felled to accommodate the proposed development. This application was refused by Lancaster City Council, dated, 20.11.15. Two reasons were given for refusal, both related to the adverse impact of the proposed trees losses on the wider public domain, and inadequate mitigation measures.
- 2.5 Development has significant potential to adversely impact upon existing trees by a number of means, through direct tree removals, in order to accommodate the proposed design; and indirect means, as a result of construction works and practices or where tree protection measures are either not fully implemented or not maintained correctly throughout the course of any given construction phase until completion.
- 2.6 Trees across the site are important for their cohesion and contribution in forming a significant arboriculture and landscape features. Tall, mature hedgerow trees feature around the boundaries of the site and also dissect the existing caravan park, creating significant greening, screening and green infrastructure in and around the site.
- 2.7 Trees within the site including trees and hedgerows within the middle of the site can be clearly seen from a number of locations to the south, including the public footpaths leading to and formed along the southern bank of the River Lune, popular with walkers (**appendix 2 (a) & (b)**).
- 2.8 Trees can also be clearly seen from the northern aspect when travelling along Lancaster Road, in both easterly and westerly directions.
- 2.8 Trees within the site create important green corridors for wildlife, with the potential to support a range of wildlife communities, including protected species, such as nesting birds and bats, both groups are protected under the Wildlife & Countryside Act (as amended 2010) 1981.

### **3.0 Threat to Trees & Woodland**

- 3.1 In the view of the Secretary of State, a TPO should be used to protect selected trees and woodland, if their removal would have a significant impact on the local environment and its enjoyment by the public. LPAs should be able to show that a reasonable degree of public benefit would accrue before the TPOs are made or confirmed. The trees or at least part of them should therefore normally be visible from a public place, such as a road or footpath, although the inclusion of other trees maybe justified. The benefit may be present or future: trees may be worthy of preservation for their intrinsic beauty or for their contribution to the landscape or because they serve to screen an eyesore, or future development: the value of trees may be enhanced by their scarcity; and the value of a group of trees or woodland maybe collective only. Other factors such as importance as a wildlife habitat may be taken into account which alone would not be sufficient to warrant a TPO. A tree that is dead or in a dangerous condition is exempt from a TPO.
- 3.2 With this in mind, LPAs are advised to develop ways of assessing the 'amenity value' of trees in a structured and consistent way, taking into account the visibility of trees from a public vantage point: the individual impact

of a tree or the collective impact of a group of trees: in addition to the wider impact of trees, their significance to their local surroundings taking into account their suitability to their particular setting, as well as the presence of other trees in the vicinity.

- 3.3 Expediency must also be assessed. The Secretary of State considers that it may be expedient to make a TPO, if the LPA believe there is a risk of the tree or woodland being cut down or pruned in ways which would have a significant impact on the amenity of the area. Importantly, it is not necessary for the risk to be immediate. In some cases, the LPA may believe that certain trees are at risk from development pressures. The LPA may have some other reason to believe that trees are at risk: changes in property ownership are widely recognised as potential threats to trees and woodlands, particularly as intentions to fell trees are not always known in advance and so the protection of selected trees by a precautionary TPO might be considered expedient.

### **4.0 Assessment**

- 4.1 A copy of my initial report is available at **appendix 3**.
- 4.2 An aerial photograph detailing the composition and extent of trees within the site and wider locality has been included at **appendix 4**. This plan shows a number of locations within the public domain in which a great many of the trees within the site can be seen from public vantage points.
- 4.3 A copy of the Tree Evaluation Method for Preservation Orders (TEMPO) is available at **appendix 5**. A cumulative score of 15+ was achieved, indicating that at the time of the initial assessment the trees in question “Definitely Merit” protection within a TPO.
- 4.5 Lancaster City Council uses a Tree Evaluation Method for Preservation Orders (TEMPO) to demonstrate a structured and consistent approach to the assessment of trees and woodlands in relation to their suitability for inclusion within a TPO. This system when used by an individual suitably trained and experienced in the assessment of trees can be a useful tool to demonstrate key elements of the decision making process, resulting in a final total score and outcome indicator. The system in itself is not a decision making process.
- 4.6 In addition to their amenity value. Trees within the site are an important resource for wildlife providing essential habitat and foraging opportunities, including significant potential to provide important resources for protected species, such as nesting birds and bats, both of which are protected under the Wildlife & Countryside Act 1981. The presence of the River Lune further to the south potentially increases the wildlife potential of the site trees and hedgerows, particularly for birds and bats.

### **5.0 Tree Preservation Order no.559 (2015)**

- 5.1 Tree Preservation Order no. 559 (2015) was made on 18<sup>th</sup> September 2015 following the site being identified for potential development. Trees within the site were unprotected and at risk of removal prior to the submission of a planning application.



- 5.2 The site has undergone recent works to upgrade surfaces and install a number of new caravan units; it was noted last year that a section of hedgerow had been removed adjacent to the formation of a new foundation for a caravan unit. A gap remains please refer to the photograph at **appendix 6**.
- 5.3 Trees within the site were identified within TPO 559 (2015) with an 'Area' designation. This designation is generally used to encompass all trees within any given site, identified in this instance as an area marked 'A1'. It is the Secretary of State's view that an 'Area' designation is used in an emergency and then only as a temporary measure until the trees in the 'Area' can be assessed properly and reclassified.
- 5.4 It is now appropriate in line with government advice to reclassify the designation of the trees subject of TPO 559 (2015). Individual trees and groups are the most appropriate designation for trees within the site. For recommended modifications of TPO 559 (2015), subject to a final tree count, in line with a detailed designation of trees, please refer to **appendix 7**. In this instance, TPO 559 (2015) would be confirmed with modifications.

### **6.0 Objections to TPO no.559 (2015)**

- 6.1 Lancaster City Council has received one letter of objection to Tree Preservation Order no. 559 (2015).
- 6.2 A letter of objection was received from Ms Rachel Whaley, on behalf of GVA, Leeds, planning agents acting on behalf of the land owner. A copy of the letter, dated 18.10.15 can be seen in full, at **appendix 8**. A copy of Lancaster City Council's letter of response, dated 16<sup>th</sup> November 2015, is available at **appendix 9**.
- 6.3 Principal points for objections received relate to the suitability of trees to be made subject of the 'Area' designation; the use of planning conditions as an alternative form of protection for the trees; the level of public visibility of trees within the site.

### **7.0 Decision to Serve TPO no.559 (2015)**

- 7.1 Lancaster City Council considers it expedient in the interests of amenity to make provision for the preservation of trees identified as (A1) under sections 198, 201 and 203 of the Town & Country Planning Act 1990. It is recommended that the TPO is confirmed with modifications, to detail the designation of trees as individual trees and groups as appropriate.

Lancaster City Council cite the following reasons.

- important visual amenity shared from the public domain;
- 1. significant contribution to the character and appearance of the site and wider locality, also within 100mm of a biologically important site (BHS);
- significant potential to provide important habitat and resources for a range of protected and unprotected wildlife communities;

- under threat from removal or inappropriate management associated with the proposed development of the caravan park.

The trees in question have sufficient amenity value and importance within the landscape and are under threat from removal to justify their protection with TPO no.559 (2015).

- 7.2 It would be appropriate to reclassify the designation of protected trees from an 'Area' to that of individual trees (i.e. T1, T2...) and groups (G1, G2...) as deemed appropriate. Refer to **appendix 7** for recommended modifications to TPO 559 (2015), in line with current legislation and in the interest of best arboriculture practice.
- 7.3 As such, Lancaster City Council recommends that TPO no. 559 (2015) be confirmed with modification to reclassify all trees formerly protected within Area 1 (A1) to those detailed within **appendix 7**.

**Maxine Knagg BSc (Hons) Arboriculture**

Tree Protection Officer, Regeneration & Planning Service

On behalf of Lancaster City Council

CITY COUNCIL OF LANCASTER  
TREE PRESERVATION ORDER NO. 559(2015)

----ooOoo----

RELATING TO:  
TREES AT RIVERSIDE CARAVAN PARK  
LANCASTER ROAD  
HEATON WITH OXCLIFFE  
MORECAMBE

PO BOX 4  
TOWN HALL  
LANCASTER  
LA1 1QR

**TOWN AND COUNTRY PLANNING ACT 1990**

**LANCASTER CITY COUNCIL  
TREE PRESERVATION ORDER NO. 559(2015)**

The City Council of Lancaster, in exercise of the powers conferred on them by section 198 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. 559(2015), relating to trees at Riverside Caravan Park, Lancaster Road, Heaton with Oxcliffe, Morecambe, 18th September 2015.

**Interpretation**

2. (1) In this Order “the authority” means the Lancaster City Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2011.

**Effect**

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
  - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
  - (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

**Application to trees to be planted pursuant to a condition**

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to 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 the tree is planted.

Dated this 18<sup>th</sup> day of September 2015

Signed on behalf of the Lancaster City Council:



**Andrew Dobson DipEP MRTPI PDDMS  
CHIEF OFFICER (REGENERATION AND PLANNING)**  
Authorised by the Council to sign in that behalf

SCHEDULE

Specification of Trees

**TREE PRESERVATION ORDER NO. 559(2015)**

Relating to trees at Riverside Caravan Park, Lancaster Road, Heaton With Oxcliffe, Morecambe

**TREES SPECIFIED INDIVIDUALLY**

(Encircled in a solid black line on map)

**TREES SPECIFIED BY REFERENCE TO AN AREA**

(Shown within a dotted black line on map)

Reference on Map	Description	Situation
A1	Trees of whatever species within the area marked as A1 on the map	Centred on grid ref: (E) 344896 (N) 461643

**GROUP OF TREES**

(Shown within a broken black line on map)

**WOODLAND**

(Shown within a solid black line on map)

# Tree Preservation Order 559(2015)

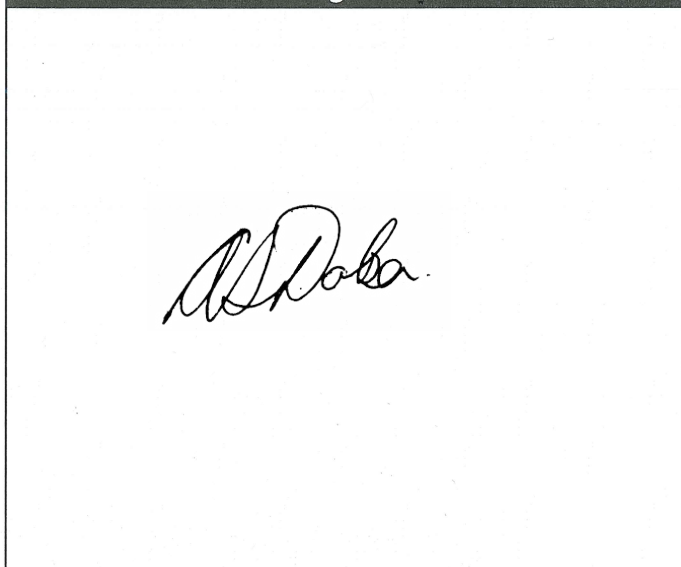
Riverside Caravan Park Lancaster Road Heaton With Oxcliffe Morecambe



GIS by ESRI (UK)



**Legend**



Scale 1:4680



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	
<b>Date</b>	18 September 2015
<b>SLA Number</b>	Not Set



Appendix 2 (a)





**Proposed New Tree Preservation Order No: 559 (2015)**

**Site: Riverside Caravan Park, Lancaster Road, Heaton with Oxcliffe, LA3 3ER**

**Location of Trees: x1 Area of trees contained within the curtilage of the above site.**

**Assessment:**

I have assessed trees established within the curtilage of the above property, with regard to their suitability and the appropriateness of serving them with a Tree Preservation Order.

**Background**

The site does not lie within a conservation area or Area of Outstanding Natural Beauty. There are no trees subject of a Tree Preservation Order, either within the site proposed for development or on any immediately adjacent property.

The site lies approximately 100m from the River Lune. This area is designated a Biological Heritage Site; trees established along the river banks are considered to be key component features of the BHS in a range of locations along the river.

There is a large volume of mature hedgerow trees within the site, much of which is clearly visible from the public domain. The hedgerow trees make a significant contribution to the form, character and appearance of the site itself, and also that of the wider landscape and public domain.

The greatest value of trees within the site, is not as individual trees, but as groups and hedgerows. Many of the hedgerows provide important screening and greening benefits between different elements of the caravan site.

Trees within the site will provide important habitat and foraging opportunities for wildlife. Certain habitats and species, including nesting birds and bats are subject to protection as laid out in the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.

Lancaster City Council has received a planning application no. 15/00626/FUL for the proposed development of up to 129 additional static caravan holiday plots. The scale of the development proposed would result in the large scale loss of important mature hedgerows and landscape trees that currently make a significant contribution and impact upon the character and appearance of the site, and wider landscape, in terms of public amenity value and wildlife benefit.

**Trees**

For the purpose of this report the trees in question have been identified as **Area 1 (A1)**. Species include ash, sycamore, hawthorn, alder and eucalyptus.

Trees are generally in good overall condition with long periods of useful remaining life potential.

Lancaster City Council considers the threat to existing mature landscape trees to be sufficient to justify their protection with a tree preservation order.

The amenity value of trees contained within **A1** have been assessed using a Tree Evaluation Method for Preservation Orders (TEMPO). TEMPO Assessment Score: 15+ was achieved – Definitely Merits a TPO.

A TPO does not prevent maintenance from being undertaken, to include pruning works to alleviate existing conflicts with adjacent structures. It does however, mean that all works with the exception of removal of deadwood must be agreed in writing by the local authority prior to undertaking work. All work must be undertaken in compliance to BS 3998 (2010) Tree Work.

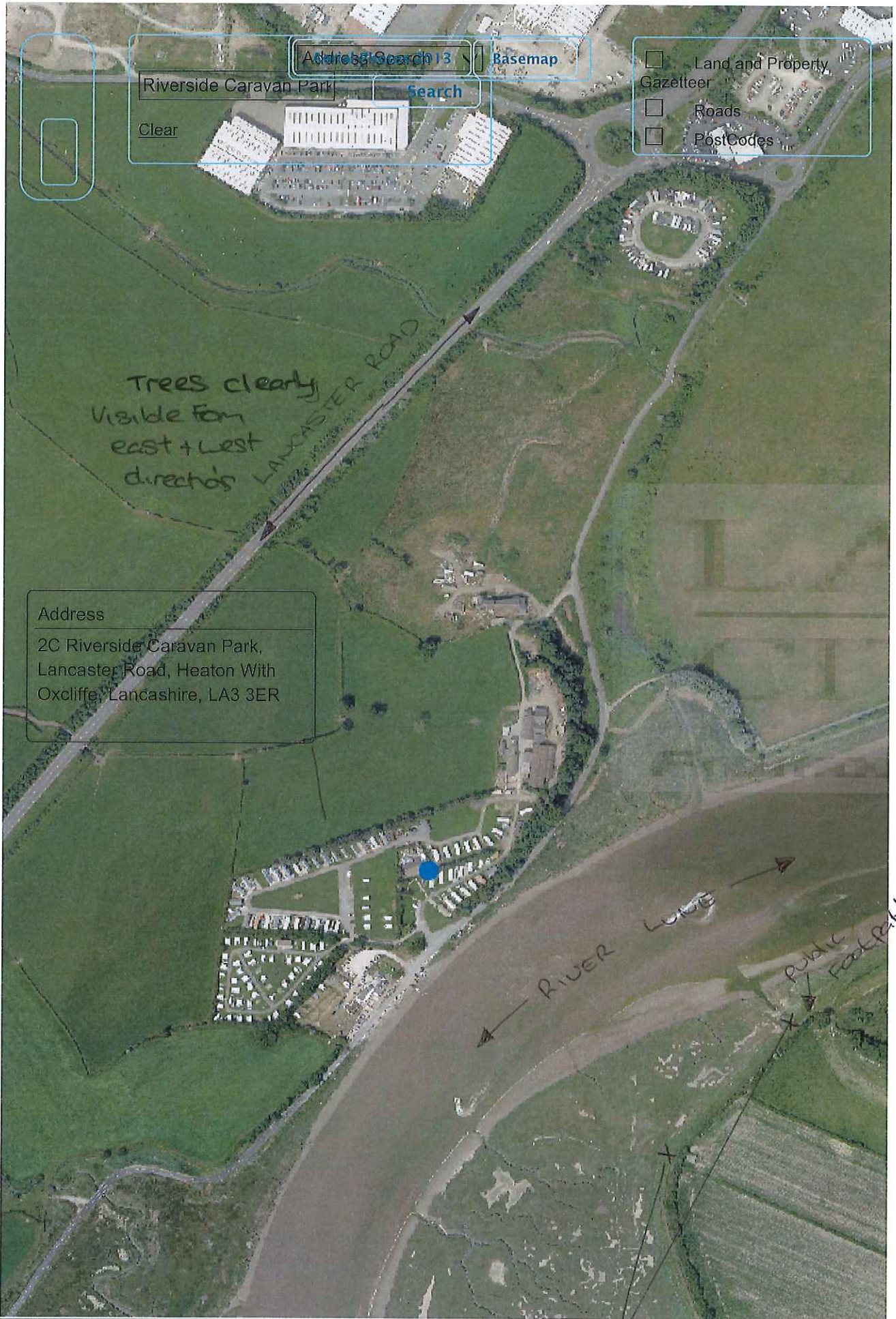
**Decision:** To serve Tree Preservation Order no.559 (2015) under sections 198 and 203 of the Town & Country Planning Act 1990, in the interests of public amenity; affecting x1 Area of trees.

The trees in question have important amenity value. They are an important resource for wildlife.

<b>Title</b>	Tree preservation Order no. 559 (2015), Riverside Caravan Park, Lancaster Road, Heaton with Oxcliffe
<b>Grounds</b>	In the interest of public amenity and wildlife benefit
<b>Designation</b>	<b>A1</b>

Maxine Knagg BSc (Hons) Arboriculture  
Tree Protection Officer  
Regeneration & Planning Service

18.09.15



© Crown Copyright and database rights 2016. Ordnance Survey 100025403.

Location photos taken  
appendix 2, 08/02/2016  
a) + b).

**TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO):**

**SURVEY DATA SHEET & DECISION GUIDE**

Date: 18.09.15	Surveyor: M Knapp
----------------	-------------------

<b>Tree details</b>	
TPO Ref: 559 (2015)	Tree/Group No: A1 –
Whatever species are present. includes ash. svcamore. hawthorn. willow	

**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

<b>Score &amp; Notes</b>
3 – In keeping with the

**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

<b>Score &amp; Notes</b>
4 – Many of the trees have the potential to live in excess

**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

<b>Score &amp; Notes</b>
4 – Visible

**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

<b>Score &amp; Notes</b>
1 – Wildlife benefit.

**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

<b>Score &amp; Notes</b>
5 – A large volume of trees

**Part 3: Decision guide**

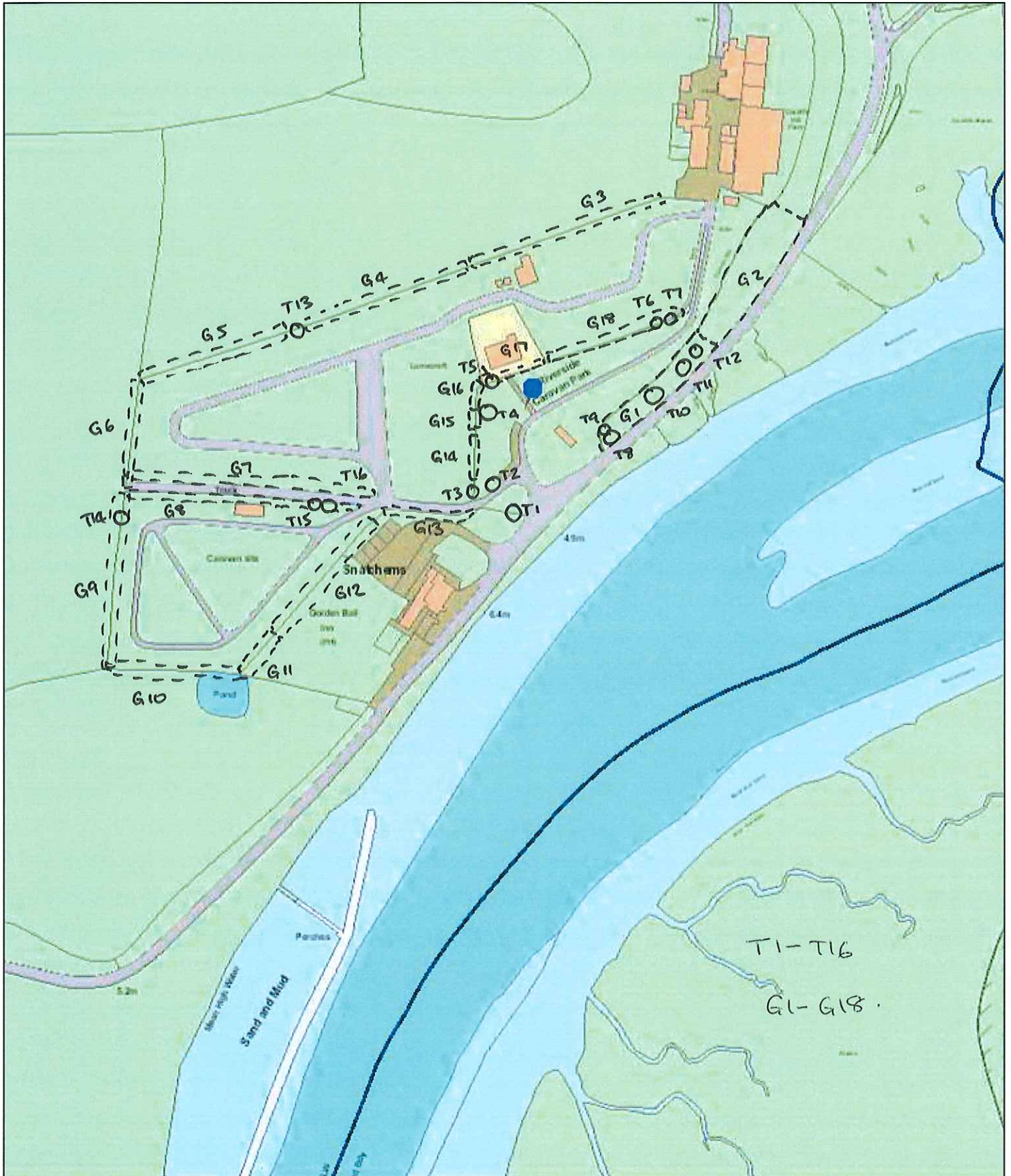
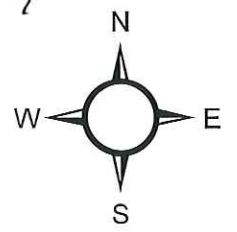
- Any 0                      Do not apply TPO
- 1-6                        TPO indefensible
- 7-10                      Does not merit TPO
- 11-14                    TPO defensible
- 15+                      Definitely merits TPO

<b>Add Scores for Total.</b>
------------------------------

<b>Decision: Definitely</b>
-----------------------------

Area of tree losses





0 40 80 160 Meters

Date: 08/02/2016

Document is Restricted

Document is Restricted