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**Planning Services
Maxine Knagg
Tree Protection Officer**

Palatine Hall
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LANCASTER LA1 1PW

Date: 24th June 2008

Appeals Committee (TPO)

Tree subject of the Appeals Committee – established within the curtilage of 8 The Nook, Bolton-le-Sands, and subject of **Tree Preservation Order No. 428 (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 tree in question is established within the curtilage of 8 The Nook, Bolton le Sands, and is established within Bolton le sands conservation area.

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 28th February 2008.

2.2 **Brief Site Description:** The property is a private residential property established within the local conservation area. The tree in question is growing within the rear garden area of the property. It was noted on the date of the site visit that the property was 'For Sale'.

3.0 Identification and condition of the trees:

- 3.1 The tree in question is the subject of **Tree Preservation Order no. 428 (2008) (Appendix 1)**, and has been identified as **T1**.
- 3.2 **T1** is a mature sycamore, of a single stem form. Bud and shoot distribution and growth was evenly distributed across the crown when inspected, indicating a good state of health and vigour. It should be noted that the condition of the main stem could not be clearly visualised on the day of the site visit.
- 3.3 The tree can be clearly seen from an adjacent car park area serving a number of residential properties and it can be glimpsed from the public highway of The Nook.

4.0 Tree Preservation Order

- 4.1 The amenity value of **T1** 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 Lancaster City Council received a written notification to fell the tree submitted by Lakeland Landscapes Ltd, on behalf of the home owner (**Appendix 4**).
- 4.3 **T1** contributes to the local amenity by providing the following:
- visual amenity
 - improvements in air quality, screening, and privacy
 - contributes to urban greening and is a wildlife resource
- 4.4 Lancaster City Council considers it expedient in the interests of amenity to make provision for the preservation of the groups of trees in question **under sections 198, 201 and 203 of the Town & Country Planning Act 1990**. Lancaster City Council cite the following reasons. Trees are:
- provide important public amenity benefits
 - under threat from removal
 - wildlife resource

It is the view of Lancaster City Council that removal of this tree would have a detrimental impact on the amenity value of the local area and as such should be afforded protection by serving a Tree Preservation Order.

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

Appendix No. 1

Tree Preservation Order No. 428 (2008)

CITY COUNCIL OF LANCASTER
TREE PRESERVATION ORDER NO. 428 (2008)

---ooOoo---

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

A.M. Kerchipt 6/3/08

RELATING TO TREES LOCATED AT
8 THE NOOK
BOLTON-LE-SANDS

TOWN HALL
LANCASTER
LA1 1PJ

FIRST SCHEDULE

Trees Specified Individually
(encircled in black on the map)

NO. ON MAP

DESCRIPTION

SITUATION

T1

Sycamore

Within rear garden of property

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

NO. ON MAP

DESCRIPTION

SITUATION

NONE

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

NO. ON MAP

DESCRIPTION

SITUATION

None

Woodlands
(within a continuous black line on the map)

NO. ON MAP

DESCRIPTION

SITUATION

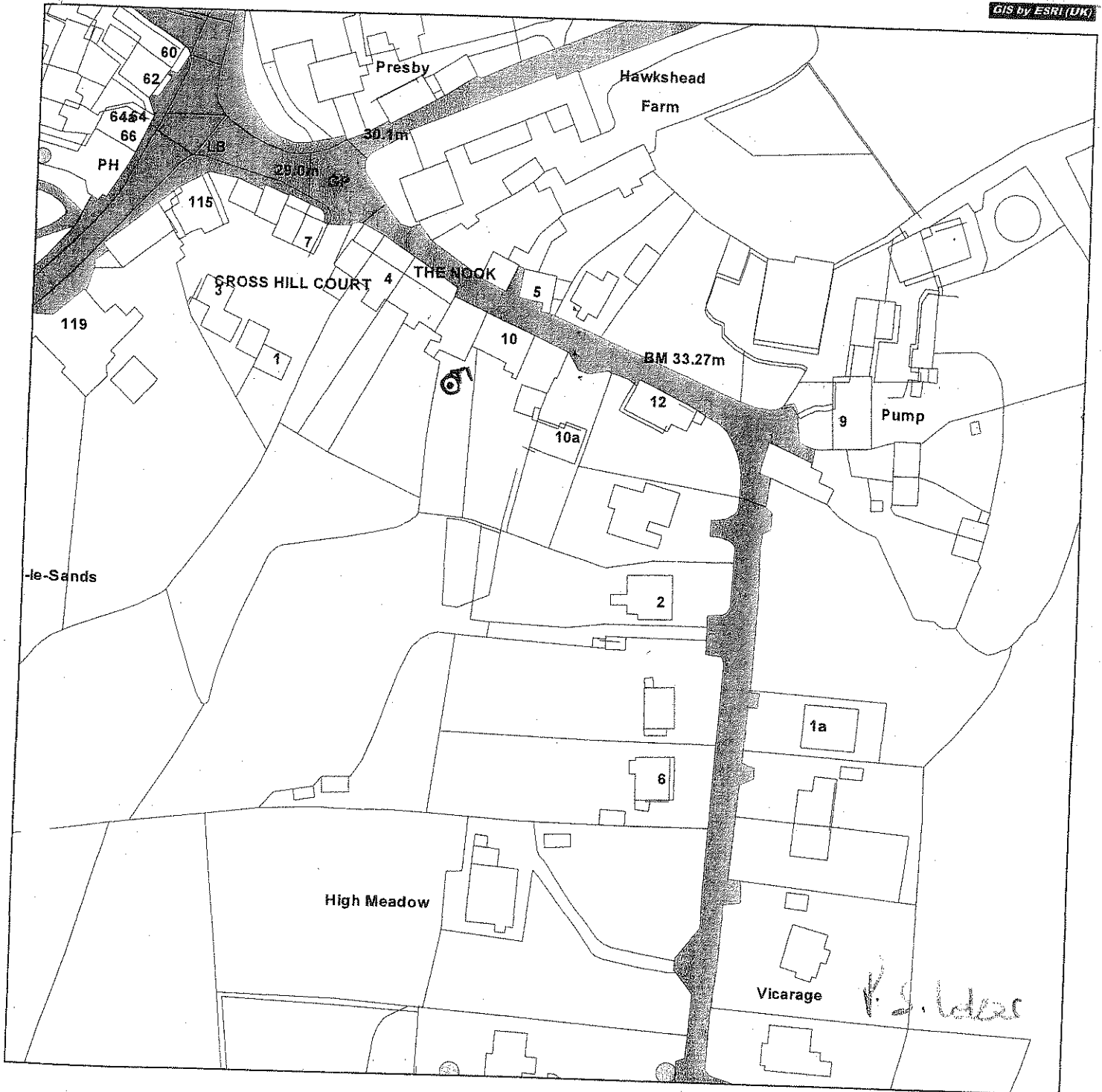
NONE

TPO no.428 (2008)

8 The Nook, Bolton le Sands



GIS by ESRI (UK)



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Organisation	Lancaster City Council
Department	Planning Services
Comments	
Date	03 March 2008
SLA Number	LA100025403

Appendix No. 2

Tree Evaluation Method for Preserved Trees (TEMPO)

TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO):

SURVEY DATA SHEET & DECISION GUIDE

Date: 28/2/08	Surveyor: M. Knagg
Tree details TPO Ref: 428 (2008) Tree/Group No: T1 Species: Sycamore Owner (if known): Location: Rear 8 The Wook, BLS	

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	close inspection not possible Good shoot + bud distribution across crown.
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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	
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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 ③	visible over roof, increased view to side of property.
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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	
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Part 2: Expediency assessment

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

NB: Property for sale!

- 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	notification received to fell for over.
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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

Add Scores for Total:	15+
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Decision:	Save TPO
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