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Planning Services
Maxine Knagg
Tree Protection Officer

Palatine Hall
Dalton Square
LANCASTER LA1 1PW

Date: 7th November 2008

Appeals Committee (TPO)

Tree subject of the Appeals Committee – established to the front of 27 Belle Vue Terrace, Greaves Road, Lancaster and subject of Tree Preservation Order no.445 (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 27 Belle Vue Terrace, Greaves Road, Lancaster.
- 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 27th September 2008.

4.3 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:

- important contribution to local public amenity
- under threat from removal

As an officer acting on behalf of Lancaster City Council it is my view that removal of this tree would have a detrimental impact on the amenity value of the local area and as such T1 – silver birch 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. 445 (2008)

CITY COUNCIL OF LANCASTER
TREE PRESERVATION ORDER NO. 445 (2008)

---ooOoo---

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

A.M. Kerchington 24/9/08

RELATING TO TREES LOCATED AT
27 BELLE VUE TERRACE

TOWN HALL
LANCASTER
LA1 1PJ

FIRST SCHEDULE

Trees Specified Individually
(encircled in black on the map)

NO. ON MAP	DESCRIPTION	SITUATION
T1	Mature Silver Birch	Within front garden

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.445(2008)

27 Bellvue Terrace, Scotforth, Lancaster



Scale : 1:1250

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Organisation	Lancaster City Council
Department	Planning Services
Comments	
Date	23 September 2008
SLA Number	LA100025403

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Planning Services
Maxine Knagg
Tree Protection Officer

Palatine Hall
Dalton Square
LANCASTER LA1 1PW

Date: 18th September 2008

Re: Proposed New Tree Preservation Order – Belle View Terrace, Lancaster.

1.0 Introduction

- 1.1 Site: The trees in question are established within the front garden area of the above detailed property and are within a Conservation Area.
- 1.2 Scope and limitation of this report: This is an arboriculture report restricted to the trees subject to the proposed new Tree Preservation Order. 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. An objective appraisal of the amenity value of the trees in question has also been undertaken using a 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 September 2008.
- 2.2 Brief site description: The property is established within a popular residential area to the south of the city centre. The property lies within the city Conservation Area as such the trees in question are protected in law.
- 2.3 Identification and condition of the trees: There are two trees in question, which for the purpose of this report have been identified as **T1** – silver birch and **T2** – blue cedar.

- 2.4 T1 is a mature silver birch, of a single stem form. Leaves are of a normal size, shape and colour and are evenly distributed across the canopy. Generally, T1 is of a good overall condition and in a good state of health and vigour. This tree is highly visible from the public highway; it is an appropriate species for its location making a significant contribution to local amenity.
- 2.5 T2 is an early-mature blue cedar. This tree is established close to a retaining boundary wall. It has a single-stem form. Leaf colour, size and distribution across the canopy is all within normal parameters indicating a tree in a good condition and state of health and vigour.
- 2.6 The growth of the canopy of T2 is unbalanced as it is partially suppressed by the growth and close proximity of T1. T2 is highly visible from the public highway. The remaining life potential of this tree is in excess of 100 years and the potential to triple in height during this period. It is established close to a boundary retaining wall, the pressure on this structure will increase with the growth of this tree, along with an associated increase in pressure to fell this tree should damage ensue.
- 2.7 Lancaster City Council has received a written notification to fell T1 whilst retaining T2.

3.0 Tree Preservation Order

- 3.1 The amenity value of the trees in question has been assessed using an objective and systematic approach; the Tree Evaluation Method for Tree Preservation Orders (TEMPO system) has been used. A score of 15+ was accumulated, supporting the use of a Tree Preservation Order.
- 3.2 Although both trees have significant amenity value to justify serving a Tree Preservation Order, given the location of T2 so close to the boundary retaining wall and its growth and life potential, we do not on this occasion consider it entirely appropriate to serve T2 with a Tree Preservation Order. We do however consider T1 worthy of retaining and serving with a Tree Preservation Order.
- 3.2 Lancaster City Council consider 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:
- The tree:
- Provides important visual amenity and contributes to the character of the conservation area.
 - Contributes to the privacy and screening of the private dwelling from the public highway.
 - Lancaster City Council has received a written notification to fell the tree (T1).

4.0 Recommendation

4.0 Recommendation

- 4.1 Serve a Tree Preservation Order under sections 198 (201) and 203 of the Town & Country Planning Act 1990.

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

Appendix No. 2

Tree Evaluation Method for Preservation Orders (TEMPO)

TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO):

SURVEY DATA SHEET & DECISION GUIDE

Date: 17/9/08 Surveyor: Mknage

Tree details
 TPO Ref: 445(2008) Tree/Group No: TI Species: Silver Birch
 Owner (if known):
 Location: 27 Bellewe Terrace, Lancaster.

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 5

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 2
 Like potential of species up to 80yrs.

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
 5 Highly visible from 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
 Notification received to fell tree by owners

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:
 18

Decision:
 Save TPO