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Date: 6th August 2010

Appeals Committee (TPO)

Trees subject of the Appeals Committee – on land adjacent to Escow Beck, off Low Road, Halton subject of **Tree Preservation Order no. 472 (2010)**.

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 adjacent to Escow Beck, off Low Road, Halton.

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 26th May 2010.

2.2 **Brief Site Description:** The site immediately adjacent to Escow Beck forms part of the property identified as Patterdale Mill House, Crook O Lune, Caton.

3.0 Identification and condition of the trees:

- 3.1 The trees in question are the subject of Tree Preservation Order no. 472 (2010) (appendix 2). The trees have been identified as **T1**, **T2** and **G1**.
- 3.2 **T1** and **T2** are oak trees; **G1** is a group of 4x hawthorn trees. Generally, the trees appear to be in good condition; leaves are of normal size, shape, and colour. There was no direct access to the site on the day of the initial visit.
- 3.3 There was evidence on site that a single oak tree had been felled recently.
- 3.4 Lancaster City Council received information from a concerned member of the public, reporting that a mature oak tree had recently been felled and that they were concerned further tree works maybe undertaken. This was found to be the case during the site assessment made by Maxine Knagg on 26th May 2010.

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 3).
- 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 locality
 - 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 links to trees adjacent to the river Lune
- important wildlife resource
- under threat from removal

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. 472(2010)

- 5.1 Lancaster City Council received one written objection from the owner of the property; Mr Thompson (appendix 4).

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