

**Tree Preservation no: 485 (2011)**

**Site: Bay View Holiday Park, Detron Gate, Bolton le Sands**

**Reason: Important amenity value, under threat**

## **Appeals Committee (TPO)**

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

### **Introduction**

The trees in question are established within the site known as Bay View Holiday Park, Detron Gate, Bolton le Sands. The site is a recreational, holiday facility.

It was brought to the attention of Lancaster City Council that trees established along the coastal frontage and outside the holiday park had been inappropriately managed and had the upper sections of their canopies removed; managing trees in this way otherwise known as 'topping' does not comply with current standards of best practice (BS 3998 (2010) Tree works – recommendations. In effect removing the upper sections of canopies improved the view from a number of static caravans established within the site.

Lancaster City Council does not support the management of trees in this way; Tree Policy 2010 does not support the removal or inappropriate pruning of trees to reinstate views or establish new views. Such management is likely to have an adverse impact on tree health, vitality and long term sustainability. The visual amenity of affected trees is significantly reduced. Trees damaged in this way are not subject of a tree preservation order because of their poor structural condition.

### **Tree Preservation Order**

There are trees established along the coastline beyond the boundary of the caravan park that were not subject to in judicial pruning, in addition there is a group of x6 large, mature sycamore growing within the curtilage of the caravan park.

The amenity values of trees established along the coastline and within the caravan site were assessed using an objective and systematic approach (Tree Evaluation Method for Preservation Orders - *TEMPO* system). A score of 14 was achieved supporting the action of serving a Tree Preservation Order (appendix 1).

Trees along the coastline are clearly visible from within the caravan site and from public land along the coastal footpath and beyond. Trees within the caravan site are clearly visible to users visiting and staying at the site. Glimpses of the trees are also visible from the public domain beyond the western boundary of the site. The natural topography of land within the site means that the trees are not visible from the public highway to the east.

The trees are generally in good overall condition, and are free from significant pests or disease and as such have the potential to live beyond 20-40 years with appropriate care and management.

Trees within the site provide the following:

- visible landscape features
- contribute to the character of their locality
- seen from a public vantage point
- provide important greening
- important wildlife resource

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 (appendix 2).

Lancaster City Council cite the following reasons.

Trees:

- contribute to the character of their locality
- important visual amenity
- provide greening
- important wildlife resource
- perceived threat of future removal or inappropriate management

The trees are important features within their locality; they have sufficient amenity value and importance within the landscape to justify their protection with TPO no.485 (2011). A tree preservation order does not prevent works being undertaken that are appropriate and reasonable and in the interest of good arboriculture practice.

#### **Objection to TPO no. 485(2011)**

Lancaster City Council received a formal written objection to the order affecting trees identified as G3 x6 large mature sycamore established within the curtilage of the caravan park (appendix 3, 3a, 3b, 3c). No objections have been received in relation to the trees growing beyond the boundary of the site; as such these trees are not subject to the TPO Appeal hearing.

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**26.08.11**