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Appeals Committee (TPO) – Held on Tuesday 30th January 2007

Trees subject of the Appeals Committee – established on land between Lancaster Boys Club and nos. 9-17 Villas Court, Dallas Road, Lancaster and subjects of **Tree Preservation Order no.397 (2006)**.

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

1.0 Introduction

1.1 **Site:** The thirty-three trees in question are established on land between Lancaster Boys Clubs and nos. 9-17 Villas Court, Dallas 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 09th November 2006.

2.2 **Brief Site Description:** The site is established within a popular residential area of Lancaster, within easy access of the City Centre. The locality is characterised by terraced and semi-detached residential properties, a few commercial properties, a school, and car park. There is a main railway line situated immediately to the west of the site. Access to the city centre amenities are

serviced by a well-utilised public highway and public transport service to the east. The site in question represents a green open space in a densely populated area. There are trees established along the east, south and western boundaries, with little or no significant vegetation within the middle of the site.

2.3 **Identification and condition of the tree:** The thirty-three trees in question are the subjects of **Tree Preservation Order no. 397 (2006) (Appendix 1)**. The trees are clearly visible from the public highway *Dallas Road*, and from a large number of residential properties, *Lancaster Boys Club*, and from the railway line to the west. The trees have been identified in three groups within Tree Preservation Order no. 397 (2006); **G1** established along the eastern boundary; **G2** established along the southern boundary with Villas Court; and **G3** along the western boundary, adjacent to the railway line.

2.4 **G1** is a group of 11x ornamental cherry, 1x common alder; 1x larch; and 1x sycamore. These trees are of good overall condition, health and state of vigour.

2.5 **G2** is a group 3x common alder; 1x Italian alder; 1x lime; 2x sycamore; and 4x Norway maple. These trees are all of good overall condition, health and state of vigour.

2.6 **G3** is a group of 3x sycamore; 2x Italian alder; 2x common alder; and 1x cockspur thorn. These trees are all of good overall condition, health and state of vigour.

3.0 Tree Preservation Order

3.1 The amenity value of trees within G1, G2 and G3 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**).

3.2 Trees in G1, G2 and G3 contribute significantly to the local amenity by providing the following:

- pollution control, improving air quality by trapping particulate and gaseous pollutants, recycling moisture from the ground and re-releasing it back to the atmosphere;
- a reduction in noise pollution generated from traffic on the adjacent public highway, and railway. Leaves and branch structures provide a physical barrier and buffer sound waves, significantly reducing pollutant noise levels within the residential area;
- a sense of the changing seasons and greening in an otherwise heavily urbanised area;
- cohesion in an urbanised areas, providing links to other green fringes within the street scene;
- contribute to the support of wildlife colonies, and local biodiversity within Lancaster City;
- privacy and screening between adjacent properties, and from the public highway and railway systems.

3.3 Lancaster City Council considers it expedient in the interests of amenity to make provision for the preservation of the four 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;
- potential threat from site development in the future;
- a number of trees on the site have been damaged in the past seriously limiting their useful life potential.

It is the view of Lancaster City Council that damage or removal of these trees 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.

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