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## Appeals Committee (TPO)

Trees subject of the Appeals Committee – established on land within the curtilage of St Johns Church, Emesgate Lane, Silverdale and subjects of **Tree Preservation Order no.422 (2007)**.

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 within the curtilage of above detailed property and are comprised of a two main groups of trees to the north, east and south of the property and a number of individual trees to the west of the site.

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 6<sup>th</sup> December 2007.

2.2 **Brief Site Description:** The site is established within a area of Outstanding Natural Beauty in the village of Silverdale. Trees are clearly visible from the public highway of Emesgate Lane and a number of local residential properties and to users of the church and its grounds.



2.3 **Site Development:** Site development works have been undertaken to the front of the church site, including resurfacing works and re-construction of planted areas. During the works there were no identifiable tree protection systems in place and damaged and exposed tree roots could clearly be identified (Appendix 3).

2.4 Development that involves the disturbance of the ground, whether changes in ground levels, surfacing and or excavation works has significant potential to cause damage to trees within the vicinity of such works. Damage to root systems has the real potential to limit the life potential, health, vigour and stability of affected trees.

2.5 A planning application has been submitted for the re-development of an existing building to the north of the site. This area is heavily wooded with trees. Although, this matter will be considered as a separate planning matter, it is worthy of noting during this Appeal Committee.

### **3.0 Identification and condition of the trees:**

3.1 The trees in question are the subjects of **Tree Preservation Order no. 422 (2007) (Appendix 1)**. The trees have been identified as individual trees **T1-T3** and groups **G1** and **G2** within the Tree Preservation Order.

3.2 **T1** is a young horse chestnut; **T2** a young birch; and **T3** is an early-mature yew tree, all are established to the front of the property, close to the western boundary. Recent development works in this area have resulted in damage to roots systems of trees likely to emanate from **T2**, possibly other trees in addition. Root damage has the potential adversely affect the long-term sustainability of affected trees, with impaired health, vigour and the potential for a loss of stability.

3.3 **G1** & **G2** are groups of young to mature trees including species of holly, sycamore, birch, ash, cherry, yew and beech. Generally, these trees are of a good condition, and state of health and vigour.

### **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 2**).

4.2 Trees within the site contribute significantly to the local amenity by providing the following:

- important visual amenity
- improvements in air quality, screening, privacy, and noise abatement from the public highway
- 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**.

Trees :

- provide important public amenity benefits;
- under threat from future site development;
- provide important wildlife resource

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 trees should be afforded protection by serving a Tree Preservation Order.

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