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Date: 01 September 2009

Appeals Committee (TPO)

Trees subject of the Appeals Committee – A single group of trees within the curtilage of Angle House, Gressingham and subject of **Tree Preservation Order no. 455 (2009)**.

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 within the curtilage of Angle House, Gressingham. The property is privately owned.

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 28th April 2009.

2.2 **Brief Site Description:** The site is established within Gressingham conservation area, within the village of Gressingham. The trees grow along a boundary line between two private, residential properties. We understand from information received that the trees are under joint ownership, between the owners of 'Angle House' and 'Sunny Lea'.

3.0 Identification and condition of the trees:

- 3.1 The trees in question were previously protected under conservation area legislation, as they were of a size where their trunk diameters exceeded 75mm when measured at 1.3m above ground level. The trees in question are now subject of Tree Preservation Order no. 455 (2009) (appendix 1). The trees have been identified as a single group - (**G1**).
- 3.2 **G1** is comprised of 9x mature, ash trees. All trees within the group are of a similar size and age classification. Shoot extension growth and bud distribution was within normal parameters for trees of this age, species and location. There was minor deadwood noted within the canopies of a number of trees. Ivy was present and inhibited the visual inspection of the main trunks and lower canopies of affected trees. There was no immediate access to the site; all observations were made from ground level and from the public highway.
- 3.3 Lancaster City Council received a written notification from one of the joint owners, informing the Council of his intention to fell all nine trees. He reported that the trees were originally planted as a hedge and in his view had now grown too tall; they seriously restricted light to the garden and in his view were a potential danger to the house.

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:
- Provide screening & greening
 - Highly visible from the public highway and a number of private residential properties making a significant contribution to the public amenity of the area
 - Important landscape features
 - 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 and landscape feature – seen from the public highway
- Important wildlife resource

It is my professional view that the removal of this entire line of trees is not substantiated and without significant pest or disease or serious structural weakness to be present their removal would be detrimental to the environment

and local amenity. Lancaster City Council reported to the applicant (report dated 29th April 2009; section 3.6) that the trees should be inspected in detail in order that maintenance needs can be identified and the necessary maintenance works undertaken. Lancaster City Council has not received a written Tree Works Application in respect of these trees since Tree Preservation Order no.455 (2009) was served.

5.0 Objection to TPO no. 455(2009)

5.1 Lancaster City Council has received one written objection.

5.2 The Parish Council reported 'no objection' to the proposed tree removals.

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