

Planning Committee: 23 August 2005
Application No: TPO 276

Item Number: 45

Town/Parish Council Whitnash

Case Officer Sandip Sahota
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Landor House, Crutchley Way, Whitnash
Provisional Tree Preservation Order: 4 Oak trees (TPO276).

SUMMARY OF REPRESENTATIONS

The Tree Preservation Order took effect, on a provisional basis, on 29 March 2005 and continues in force on this basis for a further six months or until the Order is confirmed by the Council whichever first occurs. Before the Council can decide whether the Order should be confirmed, the people living in the vicinity of the Order have a right to make representations.

No.33 Landor House - OBJECT on grounds of light restriction to the property and considers that the trees are now in need of pruning.

KEY ISSUES

The Oak trees are tall mature specimens (T2 is mature but younger) which are visible from Coppice Road and Landor Road. Two further Oak trees were present but have recently been felled by the landowner.

Assessment

The Oak trees are tall mature specimens with well balanced canopies situated in a prominent position relatively close to the Coppice Road/ Landor Road frontage. The trees by reason of their individual size, height and shape and because they form part of a continuous row of nine Oak Trees (the other five being on highway land) make a significant positive contribution to the amenity of this part of Whitnash.

The representation received expresses concern with regard to the trees restricting the amount of light to the property, with the objector being of the opinion that the trees require pruning. The trees are set approximately 12 – 15 metres away from Landor House and I therefore do not consider the impact on light so harmful, particularly since the two closest trees have already been removed. Moreover, as set out in the provisional TPO the objective of placing such protection on the trees is *“...to ensure that the trees are retained and to control any proposed works to the trees.”* This means that by way of prior

applications the future management of the trees can take place in liaison with the Council's Arboricultural Officer, and appropriate measures can be recommended at the appropriate time if there is in the future genuine concern/evidence that the trees are having an unreasonable adverse effect upon the resident's amenity or the fabric of the property.

RECOMMENDATION

That TPO276 be confirmed, to ensure that the oak trees continue to make a positive contribution to the visual amenity of this part of Whitnash and that any future works to the trees are able to be fully controlled.

