

Planning Committee: 23 August 2005
Application No: TPO 244

Item Number: 43

Town/Parish Council Leamington Spa

Case Officer Sandip Sahota
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Land at Potterton, Portobello Works, Emscote Road, Warwick

Provisional Tree Preservation Order: 24x *Salix Alba*; 4x *Alnus Glutinosa*; 2x *Salix* (Weeping); 34x *Populus*; 4x *Acer Pseudoplatanus*; 7x *Fraxinos Exoelsior*; 1x *Quercus*; 1x *Crataegus Monogyna*; 1x *Sorbus*. (TPO244).

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.

Wood Frampton (Agent for outline planning application W02/1472) – Letter submitted on 29 April 2005 as a ‘holding objection’ with a considered response and detailed views to be submitted within 14 days. No grounds of objection or subsequent information have been received.

KEY ISSUES

The trees are situated in a prominent riverside location with extensive public views. Outline planning permission (ref: W02/1472) was granted in 2002 for residential development, 2323sqm B1 office space, public open space (3.8ha) new road bridge across River Avon together with appropriate supporting infrastructure. A significant proportion of the trees along the river have been removed by the developer. Whilst it is acknowledged that the construction of flood compensation areas require the felling of a large number of trees, no justification has been given for the removal of the other trees.

Assessment

This riverside location is a prominent position when making the transition between Warwick and Leamington Spa. The existing riverside trees are an important landscape feature, widely visible and make a significant positive contribution to the amenity of this riverside landscape.

G1 is a large and significant group of trees along the riverside which by reason of its long and uninterrupted stretch frames the river and provides important views from Rock Mill Lane, Emscote Road and the Portobello Bridge. It could also help to screen future development on the site.

The nine trees (T1-T9) are all established trees which both individually and as part of a group provide an attractive element to the setting of the riverside location.

The four trees (T10, T11, T12, and T13) next to the Emscote Road Bridge are of a significant size and make as a small group a positive contribution to the local amenity by reason of their prominent location in the street scene.

In the interests of protecting the visual amenity of this part of Warwick/Leamington Spa and to ensure the future contribution that trees in this specific location have in influencing the character of the area is maintained, it is considered appropriate to retain all of the trees, and have control over any proposed works to the trees.

The representation received provides no grounds for the objection and therefore this cannot be discussed further.

RECOMMENDATION

That TPO244 be confirmed, to ensure that the trees continue to make a positive contribution to the visual amenity of this riverside location and that any future works to the trees are able to be fully controlled.

