

PLANNING COMMITTEE: 8 JULY 2020
OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 3: W/20/438 – Racing Club Warwick FC

Additional comments from Tree Officer:

“The assessment of the trees’ condition submitted by the applicant is accepted, which highlights that one of the four oaks to be removed is diseased and must be removed. The other trees are of moderate value.

The trees to be removed are set back from the public highway by the width of the existing pitch, and are screened from passing motorists by the tall boundary hedgerow of principally hawthorn with the occasional ash tree.

The threshold for making a Tree Preservation Order is whether a tree contributes to public amenity, and therefore whether its loss would have a negative impact upon that value. I am not of the opinion that the trees meet that test, and if we were to proceed to make an Order we would not be able to successfully resist a challenge to its validity.”

In considering this matter, the Tree Officer has undertaken a TEMPO assessment which is a mechanism used to assist in considering whether trees may merit a Tree Preservation Order. The outcome of the TEMPO assessment alone is that 3 of them would have a sufficiently high score to merit a TPO, however when balanced with the limited contribution of the trees to public amenity (due to their location) as set out above, the Tree Officer does not consider that a TPO is justified.

Case Officer comments on above information:

Whilst the TEMPO score is a useful tool to aid the determination of whether a TPO is reasonable, this should not be the only consideration when assessing the public amenity value offered by an individual or group of trees. The Tree Officer confirms that a TEMPO score whilst being useful, is based on a judgement and that in this case it would be likely that a number of individual assessors would come up with a range of totals for the same trees.

Further, the TEMPO assessment process does not include liveability issues and therefore should form only part of the wider assessment. To summarise, the tree officer’s view is that the limited public amenity value which can be attributed to the four trees to be removed, as a result of their position away from public vantage points which is well screened, means that the Council should not TPO the trees as there is not considered to be sufficient justification.