

Planning Committee: 25 April 2016

Item Number: 16

Application No: TPO 503

Town/Parish Council: Royal Leamington Spa

Case Officer: Rajinder Lalli

Registration Date:

Expiry Date:

7 Castle Street, Warwick, CV34 4BP

Confirmation of Provisional Tree Preservation Order relating to 1 Ash Tree

This Tree Preservation Order (TPO) is being presented to Committee because an objection has been received to it being confirmed

RECOMMENDATION

Planning Committee is recommended to authorise officers to confirm TPO 503 without modification.

BACKGROUND

An application to fell the tree was received on 30th November 2015.

ASSESSMENT

The Ash tree sits within the Warwick Conservation Area. It has a well-developed open canopy which is highly visible from Church Lane and Church Street as well as other vantage points within the area. The Ash tree is positioned between the grounds of Warwick Castle and Warwick town centre, in a historic and prominent position. The tree makes a positive contribution to the amenity of this part of Warwick, by reason of its size, height, shape and unique character within the wider area.

The tree is of fair condition, with a well-balanced open crown. It is estimated the tree is about 80 years old and just over half its lifespan.

OBJECTION

The Council received an objection to the making of the Order dated 22nd January 2016 from a resident which is summarised below:-

1. The visibility of the tree is limited to Castle Lane and Castle Street and cannot be seen from Church Street.
2. The tree was originally part of the Castle environs; it was originally part of the Castle Stable-block yard and came to be part of 7 Castle Street much later. Therefore, it's impact is seen along with surrounding trees. The main impact of the tree is principally on the surrounding residents and Grade I & II listed properties.

3. There is greater 'fall out' from the tree and the decision to fell was carefully considered following branch fall from the high winds in November 2015.
4. The tree is surrounded by properties and is too large in its location. The canopy spreads over these properties and they are at risk from branch fall.

KEY ISSUES

The key issues to be addressed in deciding whether or not to confirm the Tree Preservation Order are whether the tree is of sufficient amenity importance to justify a TPO, and whether the public benefit afforded by the tree outweighs any private inconvenience experienced by individuals because of the tree.

As set out in the introduction, the tree is considered to be of significant amenity value within the surrounding area.

The objector comments that there are limited views of the Ash, however officers consider that it is widely visible from various vantage points and this includes Church Street.

The objector comments the Ash should be seen within its wider context.

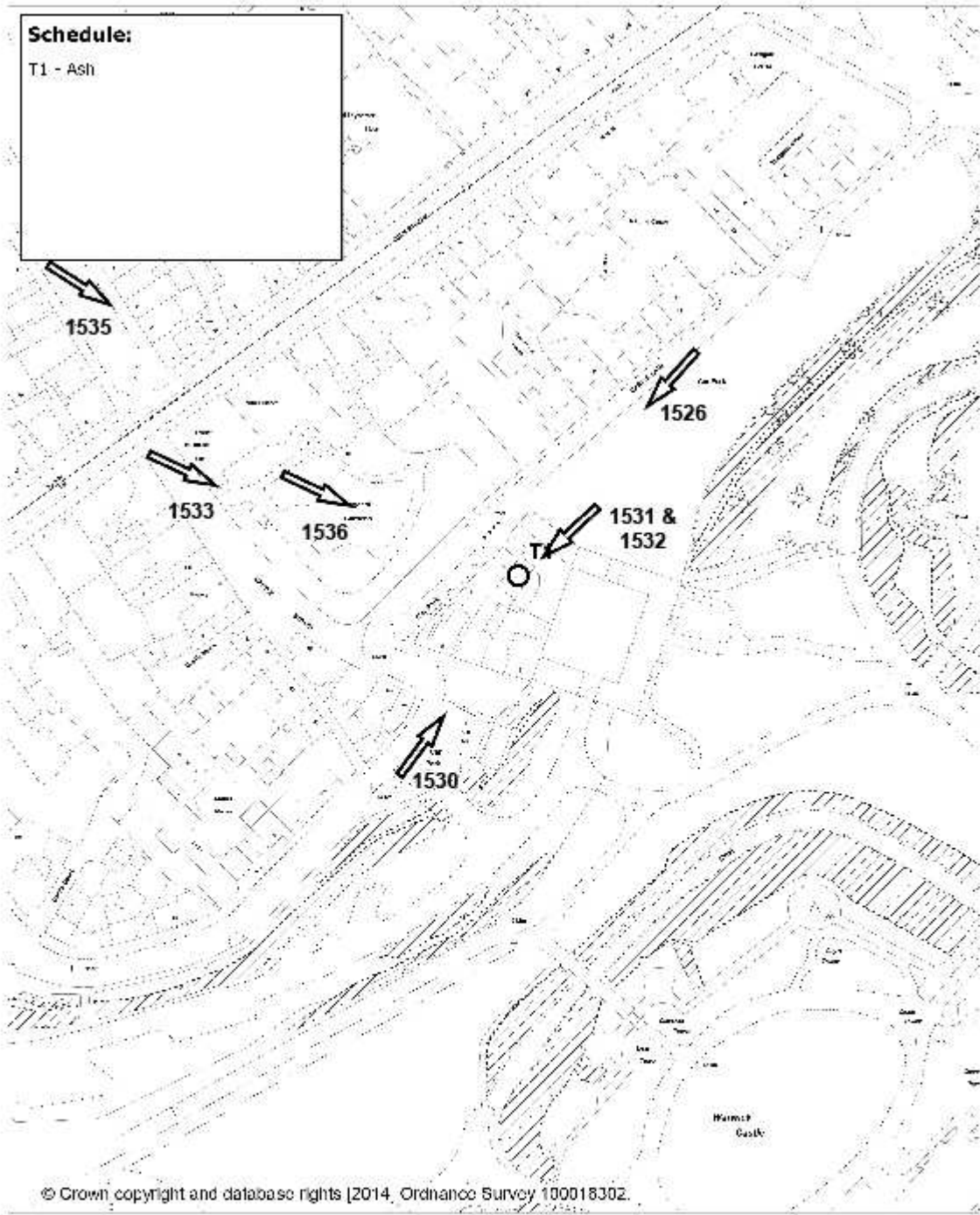
The Council considers the tree to have a significant individual amenity value given its position between the ground of Warwick Castle and the Town Castle and therefore viewed by many.

The objector considers there to be a risk to properties within the immediate vicinity of the tree from branch fall.

There is no evidence to suggest that the health or age of the tree is such that there is significant risk of failure. Legislation does not prevent removal of dead wood from the tree and should any potential issues arise in the future, all proposed applications to undertake works would be fully considered.

SUMMARY/CONCLUSION

It is not considered the issues raised in objection to the TPO are sufficient to outweigh the significant amenity contribution which the tree makes to its surrounding area.



Schedule:

T1 - Ash



Tree Preservation Order No. 503

7 Castle Street, Warwick, CV34 4BP

LOCATION PLAN

OS Sheet Reference No. S12864NW Map Centred (NGR): 428324 E. 264818 N

Scale:	Plan:	Drawn By:	Date:	H. No.	No. th
1:1250	1	SW	31 December 2015	TPO 503	▲

Development Services: P.O. Box 21/8, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH

