Planning Committee
Report of Head of Planning Services
Author: Tara Taylor,
Tel: 01483 444640
Email: tara.taylor@guildford.gov.uk
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TREE PRESERVATION ORDER (No. 4 OF 2012) - LAND AT REAR GARDEN OF 6-8 DAGDEN ROAD, SHALFORD, GUILDFORD, GU4 8DD

Recommendation
This report recommends that the Tree Preservation Order (No.4 of 2012) made on trees at the above address be confirmed with modifications.

1. SITE DESCRIPTION

1.1 The Tree Preservation Order (TPO) site is located within the settlement area of Shalford. It affects part of the garden of one residential property, even though the description appears to indicate otherwise (whilst this address includes two numbered properties, there is only one dwelling on the site, and it appears to have been last used as one residential unit, not two).

1.2 The Shalford Conservation Area boundary lies along the northern boundary of the site. The eastern boundary of the site adjoins the open Green Belt and AGLV.

1.3 There are 12 trees currently protected by the TPO. The trees comprise a mix of predominantly Ash and Sycamore, although there are also Holly, Beech and Field Maple. All of the trees are located along the western and northern boundary of the site, as shown on the attached plan at Appendix 1 (officer note: this map has now been modified).

2. RELEVANT PLANNING HISTORY AND BACKGROUND

2.1 An initial Tree Preservation Order (No. 11 of 2011) was made on 18 October 2011, following a pre-application enquiry and the submission of a planning application for redevelopment of the site (11/P/01868, which was subsequently withdrawn). As there were a lot of trees potentially affected by the development, an Area TPO was made. This was to ensure there was no further tree removal, with a view to making a more specific order at a later date.

2.2 TPO 11 of 2011 should have been confirmed within 6 months (i.e. by 18 April 2012). This was not done, as there were objections received and the Council’s tree consultant did not wish to confirm the TPO as an Area Order. He wanted it to be specific, which was the intention when the TPO was made. That TPO has now lapsed.

2.3 The council’s tree consultant re-visited the site, and has assessed each of the trees individually. His conclusion was that not all of the trees within the Area Order were worthy of formal protection. He recommended that an Individual
Order be made. A TEMPO assessment was carried out and the individual trees identified as worthy of protection scored 14 (a score of 11-14 means that a TPO is defensible).

2.4 Tree Preservation Order 4 of 2012 was therefore made on 21 August 2012.

2.5 Neighbouring residents, as well as the land owners, were consulted when the Tree Preservation Order was made. Representations have been received from interested parties in response to the making of this Order, and these are detailed below.

3. CONSULTATIONS

3.1 One letter has been received from ACD Arboriculture, on behalf of Berkeley Homes (the intended developer of the site), objecting to the imposition of the TPO for the following reasons:

- T1, a Field Maple, is a multi-stemmed tree with numerous basal compression forks noted. The tree is classified as a category 'C' specimen, a tree of low quality and reduced value, as outlined in Table 1 of the British Standard S=BS5837.
- there are restricted views of the tree from Dagley Lane, and limited views form the north
- the tree is not readily visible in the public domain and its current structure diminishes its long term landscape value
- the tree is considered as having structural form that is likely to limit its safe useful life expectancy
- it is not suitable for inclusion within the TPO

3.2 Council’s tree officer’s response

3.3 When the site was originally inspected, the dense undergrowth and debris around the Maple (shown as T1 on TPO 4 of 2012) made close inspection difficult. Now that the vegetation has died down, the 7 stems can be clearly seen at ground level and I would agree with the objection that the stems are poorly formed with numerous compression forks present. This is a weakness that could lead to premature failure of the stems and down grades the long-term value of the tree. I have no objection to the modification of the TPO to exclude the maple T1 due to its limited long-term value.

3.4 In light of this, the TPO has been modified to exclude the Maple (T1). The remaining trees have been renumbered accordingly. It is proposed to confirm the TPO with a modification to the map. The new map is at Appendix 2.

4. PLANNING CONSIDERATIONS

4.1 The main considerations in this case are:

- health of the trees
- visual amenities of the trees and the impact on the character of the area

4.2 Health of the trees

The trees have been assessed against the 'Tree Evaluation Method for
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Preservation Orders’ (TEMPO). The trees scored a total of 4 points which, according to the TEMPO scoring system, means a TPO is defensible. The trees are a variety of ages, generally in good health and condition. The varying ages of the trees will give long term cover.

4.3 Visual amenities of the trees and the impact on the character of the area

The trees are clearly visible from adjacent residential properties located to the north and east, and are also visible from public views along Dagden Road and Dagley Lane.

The trees the subject of this TPO have become established on this site over the years. They have high amenity and aesthetic value, and contribute positively to the area. Being along the western boundary adjacent to the public right of way, Dagley Road, they provide an important screen to residential development, and form an important boundary with the open Green Belt. The loss of these trees as a whole would have a negative impact on the visual amenities of the area.

5. CONCLUSION

5.1 The comments made by the arboriculturalist on behalf of Berkeley Homes, have been considered. It is agreed that it would be appropriate to remove T1 (Maple) from the TPO, and the TPO has been modified accordingly.

5.4 The officer’s report for TPO 4 of 2012 referred to the site as ‘6-8 Dagden Road’. However, the legal TPO documentation calls it ‘land at rear garden of 6-8 Dagden Road’, and the plan attached to the TPO has been labelled ‘land at 6-8 Dagden Road’. Whilst these descriptions are similar, they are not identical. To avoid any issues with regards to ambiguity, all documents relating to this TPO will refer to the land as ‘land at rear garden of 6-8 Dagden Road’.

6. RECOMMENDATION

6.1 It is recommended that, in light of advice from the Council’s tree consultant, TPO No. 4 of 2012 be confirmed with the following modifications:

- T1 (Maple) be removed from the TPO under ‘SCHEDULE – specification of trees’ and the remaining trees renumbered accordingly
- revised plan, with heading amended to refer to ‘land at rear garden of 6-8 Dagden Road’ and showing T1 (Maple) removed, with the remaining 11 trees renumbered accordingly (Appendix 2)

Reason for Recommendation

In order for TPO 4 of 2012, as modified, to be confirmed.

Background papers:
Advice from Council’s arboricultural consultant in the form of a Tree Evaluation Method for Tree Preservation Orders (TEMPO) assessment.