



## *Walsall Metropolitan Borough Council*

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### DEVELOPMENT CONTROL COMMITTEE: –

**31st January 2006.**

### **REPORT OF THE EXECUTIVE DIRECTOR FOR REGENERATION**

### **CONFIRMATION OF TREE PRESERVATION ORDER 16 OF 2005 AT THE FORMER STAG PUBLIC HOUSE, CORNER OF FIELD ROAD, BLOXWICH**

#### **1. PURPOSE OF REPORT**

To seek the confirmation of the Tree Preservation Order No 16 of 2005.

#### **2. RECOMMENDATIONS**

The Committee is recommended to:

- (i) Confirm the Walsall Tree Preservation Order No 16 of 2005 in unmodified form. A plan showing the Tree Preservation Order is attached to this report.
- (ii) Support the reason for making the Tree Preservation Order set out in the attached report.
- (iii) Note that representations have been received in respect of this Tree Preservation Order.

#### **3. FINANCIAL IMPLICATIONS**

Within Budget. In general, new Tree Preservation Orders generate additional applications for consent and increase officers' workload.

#### **4. POLICY IMPLICATIONS**

Within Council policy

#### **5. LEGAL IMPLICATIONS**

The owners and future owners of this site will be required to apply for Council permission if they wish to fell or prune any tree protected by the Tree Preservation Order. Failure to do this renders anyone carrying out unauthorised works to trees liable to criminal proceedings.

6. **EQUAL OPPORTUNITY IMPLICATIONS**

NOT APPLICABLE

7. **ENVIRONMENTAL IMPACT**

The management of Walsall's tree cover through the administration of the Tree Preservation Order system has positive implications in protecting trees for their visual and environmental benefits. Removal of protected trees is often necessary because trees have a finite lifespan and may also cause nuisance or damage. In these instances the Council has to decide whether the removal of protected trees is justified. In the event that felling a tree is permitted, the Council can secure replacement planting to maintain tree cover.

8. **WARD(S) AFFECTED**

The Tree Preservation Order 16 of 2005 is located within the Bloxwich East Ward.

9. **CONSULTEES**

Owners and near neighbours were sent copies of the Tree Preservation Order and invited to make representations to the Council in both opposition and support of this Tree Preservation Order. Any response is described within the report.

10. **CONTACT OFFICER**

Ian McDermott - Extension: 2449

11. **BACKGROUND PAPERS**

File PD1/17/692 relating to Tree Preservation Order No 16 of 2005.

Tim Johnson,  
EXECUTIVE DIRECTOR FOR REGENERATION

## DEVELOPMENT CONTROL COMMITTEE: –

31st January 2005.

# CONFIRMATION OF TREE PRESERVATION ORDER 16 OF 2005 ON THE SITE OF THE FORMER STAG PUBLIC HOUSE, CORNER OF FIELD STREET, BLOXWICH.

## 1.0 REPORT DETAIL.

### 1.1 Background Reasons for the Making of this TPO.

The trees the subject of this Order, are situated on the northern and eastern boundary of the now demolished Stag Public House on the corner of Field Road, Bloxwich.

The Council has been contacted by a representative of the local community with a view to protecting the trees in order that the proposed new housing on the site will not unduly impact upon their amenity and outlook. A planning application (Ref:05/1169/NM/E) has been lodged for residential development.

The trees were originally planted to improve the environment of the area and to act as a screen between the Hostelry and the adjacent residential properties. The trees are prominent in the street scene and are protected for the following reasons:

- *The trees form a prominent landscape feature in the local area and will continue to provide an important item of landscape quality in the future.*
- *The trees add to the amenity and diversity of the immediate area.*
- *The Council's Unitary Development Plan identifies policies for protection of trees and green spaces*

### The Site

The site is the area to the side and rear of the site previously occupied by the Stag PH. The site currently is cleared of all buildings and the grassed areas are lying fallow.

### The Surrounding Area

The surrounding area is predominantly urban residential in nature.

### The Trees

The trees are predominantly Lime, 37 in all with 2 Sycamores and 1 Holly growing amongst them.

### UDP Policies

The relevant policy for tree protection is ENV19 Existing Woodlands, Trees and Hedgerows. This policy seeks to provide implementation of the objectives of the UDP. Particularly in regard to providing; *a means of protecting tress and woodlands.* The Policy states that; *the council will ensure the protection, positive management and enhancement of existing woodlands, trees and hedgerows.*

### Relevant Guidance

Guidelines for the making of TPOs are currently contained in the Town and Country Planning Act 1990 (the Act) and the Department of the Environment, Transport and the Regions (DETR); Tree Preservation Orders: The Law and Guide to Good Practice, (2000). Which states that the Local Planning Authority (LPA) may make TPOs if it appears 'expedient in the interests of amenity' to do so. The guidance states that "TPOs should be used to protect selected trees if their removal would have a significant impact on the environment and its enjoyment by the public." The Circular goes on to state

that “trees may be worthy of preservation for their intrinsic beauty or their contribution to the landscape.” It also states that the benefit of the trees may be present or future.

### **Future Management of the Order**

In regard to any trees which overhang adjacent property. The Council will consider if trees should be pruned or felled and replacement planting undertaken. The Council employ a fully qualified officer to deal with these issues and the officer will visit a site and discuss any tree problems with the owner/occupier to assist in the management of the trees.

It is fair to say that not all of the trees in the group are good specimens and some may need removing on Arboricultural grounds depending on the nature of any future development. As they are protected it will ensure that any trees removed will be replaced with healthy specimens.

### **Consultations**

The Tree Preservation Order No 16 of 2005 was made on 14<sup>th</sup> June 2005. The minimum six week period allowed for objection to the Order expired on 26<sup>th</sup> July 2005. One response has been received from a local resident supporting the Order.

### **Conclusions**

The trees in question are worthy of protection for their contribution to the local landscape, particularly in breaking up the visual roof-scape and providing a quality environment. The trees are a component part of the quality of the local landscape. They will, in the future, also provide a mature visual and wildlife amenity feature that will add quality directly to the local area along with other trees. It is therefore considered expedient in the interests of the amenity of the area to secure the long-term retention of the amenity using a TPO.

### **Recommendations**

That Tree Preservation Order No.16 of 2005, The Former Stag Public House, Field Road, Bloxwich should be confirmed in an unmodified form.



