

CAMBRIDGE CITY COUNCIL

REPORT OF: Arboricultural Officer
TO: Planning Committee 5th November 2014
WARD: Queen Edith's

**OBJECTION TO CITY OF CAMBRIDGE
TREE PRESERVATION ORDER (TPO) NO. 11/2014**

1.0 INTRODUCTION

- 1.1 A TPO has been served to protect trees to the rear of 226-250 Queen Edith's Way.
- 1.2 An objection to the order has been received, therefore, the decision whether or not to confirm the order is brought before Committee.
- 1.3 Members are to decide whether to confirm or not confirm the Tree Preservation Order.

2.0 RECOMMENDATION

- 2.1 The tree preservation order is confirmed.

3.0 BACKGROUND

- 3.1 The Council was requested by members of the public to protect a collection of trees in a field to the south of Queen Edith's Way. The reason given was that the land had been sold to a developer.

4.0 POWER TO MAKE A TPO

- 4.1 If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area, they may for that purpose make trees, groups of trees or woodlands the subject of TPO.

4.1.1 Expedience

If there is a risk of trees being cut down or pruned in ways which would have a significant impact on their contribution to amenity it may be expedient to serve a Tree Preservation Order. In some cases the Local Planning Authority may believe trees to be at risk generally from development pressure and

therefore consider it expedient to protect trees without known, immediate threat. Where trees are clearly in good arboricultural management it may not be considered appropriate or necessary to serve a TPO

4.1.2 Amenity

While amenity is not defined in the Town and Country Planning Act, government guidance suggests that trees suitable for TPO should normally be visible to the public, at the time of making the TPO or in future. However the Oxford Dictionary defines amenity as the fact or condition of being pleasant or agreeable. Trees may be worthy of preservation for their intrinsic beauty or for their contribution to the landscape or because they serve to screen an eyesore. Consideration should also be given to environmental benefits and historic/commemorative significance.

4.1.3 Suitability

The impact of trees on their local surroundings should also be assessed, taking into account how suitable they are to their particular setting, the presence of other trees in the vicinity and the significance of any detrimental impact trees may have on their immediate surroundings.

4.2 Suitability of this TPO

4.2.1 Expedience

A TPO is expedient because the land has recently been sold to a developer and therefore the potential for the trees to be removed to maximise developable space is high.

4.2.2 Amenity

The trees contribute to the green backdrop viewed between the houses along the south side of Queen Edith's Way. As the trees are young and semi-mature, their contribution will increase as they increase in size. The trees also contribute to the pleasantness of the environment.

4.2.3 Suitability

The trees are located towards the middle of a field and have no negative impact on their surroundings.

5.0 CONSULTATIONS

- 5.1 A TPO must be served upon anyone who has an interest in land affected by the TPO.
- 5.2 Following such consultation an objection has been received to the TPO from an Arboricultural Consultant.

6.0 CONSIDERATIONS

- 6.1 The objection is made on the following grounds:
- 6.1.1 The trees are not under threat of removal
 - 6.1.2 The area of trees as shown on the plan is larger than the actual area of trees.
 - 6.1.3 The area of trees as shown on the plan is not an accurate representation of the location of the trees in the field.
 - 6.1.4 The trees are not visible from any vantage point and benefit only close residents on Queen Edith's Way
- 6.2 Officer's response to the objection.
- 6.2.1 While officers are pleased with the above assertion we feel the TPO remains expedient.
 - 6.2.1 The plan can easily be modified to show a more accurate wood size and location.
 - 6.2.3 The trees can be glimpsed through the houses on Queens Edith's Way and as they increase in size this visual contribution to amenity will increase. The trees also contribute to environmental amenity.

7.0. OPTIONS

- 7.1 Members may
- Confirm the Tree Preservation Order.
 - Decide not to confirm the Tree Preservation Order
 - Confirm the Tree Preservation Order with modification

8.0 RECOMMENDATION

- 8.1 Members are respectfully recommended to confirm City of Cambridge Tree Preservation Order 11/2014 but with a modified plan to more accurately represent the size and location of the woodland.

9.0 IMPLICATIONS

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| (a) Financial Implications | None |
| (b) Staffing Implications | None |
| (c) Equal Opportunities Implications | None |
| (d) Environmental Implications | None |
| (e) Community Safety | None |

BACKGROUND PAPERS:

The following are the background papers that were used in the preparation of this report:

City of Cambridge Tree Preservation Order 28/2014

Objection letter from Hayden's Arboricultural Consultants

To inspect these documents contact Joanna Davies on extension 8522

The author and contact officer for queries on the report is Joanna Davies on extension 8522

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