

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: 18th December 2014
title: TREE PRESERVATION ORDER – Somerset Avenue, Wilpshire
submitted by: DIRECTOR OF COMMUNITY SERVICES
principal author: PHIL JOHNSON

1 PURPOSE

- 1.1 To request Members to make a new tree preservation order (TPO) relating to trees along the roadside at Somerset Avenue, Wilpshire. To be named the Somerset Avenue, Wilpshire, Tree Preservation Order 2014 No 5.
- 1.2 Relevance to the Council's ambitions and priorities
 - The TPO will help to make people's lives healthier by protecting the natural environment and the benefits that it brings, and;
 - Protect and enhance the existing environmental quality of our area by retaining trees in the local landscape.

2 BACKGROUND

- 2.1 In May 2014 the Council was approached by a member of the public regarding the erosion of the avenue of trees along Somerset Avenue. On the basis of the concerns expressed Council Officers deemed to monitor the situation and then to consider any necessary action.
- 2.2 In November 2014 a resident requested that the Council impose a Tree Preservation Order. The resident outlined that over the last four years two or three trees have been removed each year (tending to be in clumps), and that this action without replacement trees was resulting in the fragmentation of the avenue of trees. Somerset Avenue is one of very few streets within the Ribble Valley to have an avenue of trees along both sides of the road for the entire stretch of the road.

3 ISSUES

- 3.1 Somerset Avenue is a private and unadopted road, therefore Lancashire County Council Highways Authority have no jurisdiction over the trees. As each resident only owns a handful of trees in front of their property felling licence restrictions would not apply, and therefore no permissions or conditions for replacement planting are in place.
- 3.2 Local residents have not yet been formally consulted. A full consultation with all interested parties will take place during the month after the making of the order. The Leader and local ward Councillor Stuart Hirst has been consulted.

- 3.3 The TPO has been drafted to include all trees within the avenue, but none of the trees located within private gardens. If the order was to be confirmed it may be necessary to confirm it with modifications, removing any trees with significant defects.
- 3.4 If the TPO receives no objections the Director of Community Services has delegated authority to confirm the order with or without modifications on behalf of the Council.

4 RISK ASSESSMENT

- 4.1 The approval of this report may have the following implications
- Resources – In certain circumstances the council may be required to pay compensation in respect of losses suffered as a result of a decision to impose conditions or to refuse consent for work to trees protected by tree preservation order where it was reasonably foreseeable that the decision would result in losses to the applicant. These situations are incredibly rare and no known cases have previously occurred within the borough. Compensation is decided by the council, although if disputed could be taken to Upper Tribunal.
 - Technical, Environmental and Legal – The proposal would allow for the retention of 58 important trees within Wilpshire.
 - Political – No implications identified.
 - Reputation – The securing of the order may positively affect the council's reputation locally within Wilpshire.
 - Equality & Diversity – No implications identified.

5 RECOMMENDED THAT COMMITTEE

- 5.1 Agree to the making of the tree preservation order so named the Somerset Avenue, Wilpshire, Tree Preservation Order 2014 No 5.
- 5.2 Agree to the confirmation of the tree preservation order by the Director of Community Services with or without modification should no objections be received (in accordance with the requirements for consultation outlined within the Town and Country Planning Act and the Town and Country Planning (Trees) (England) Regulations 2012).

PHIL JOHNSON
COUNTRYSIDE OFFICER

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

See attached copy of the Map and Order.
For further information please ask for Phil Johnson, extension 4505.

REF: PJ/P&D/18th December 2014

Tree Preservation Order

Town and Country Planning Act 1990

The Somerset Avenue, Wilpshire, Tree Preservation Order 2014 No. 5

The Ribble Valley Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as The Somerset Avenue, Wilpshire, Tree Preservation Order 2014 No. 5.

Interpretation

2.— (1) In this Order “the authority” means the Ribble Valley Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this [*insert date of Order*] day of [*insert month and year*]

The Common Seal of the Ribble Valley Borough Council

was affixed to this Order in the presence of—

.....
 The Mayor

.....
 The Chief Executive

SCHEDULE
Specification of trees

Trees specified individually

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Lime	On the corner of Somerset Ave and Whalley Road
T2	Sycamore	On the roadside adjacent 57 Whalley Road
T3	Sycamore	On the roadside to the front of Les Veillets
T4	Lime	On the roadside adjacent 57 Whalley Road
T5	Lime	On the roadside to the front of Les Veillets
T6	Sycamore	On the roadside adjacent 57 Whalley Road
T7	Sycamore	On the roadside to the front of Sandown
T8	Lime	On the roadside adjacent 57 Whalley Road
T9	Lime	On the roadside to the front of Sandown
T10	Lime	On the roadside to the front of 1a Somerset Ave
T11	Lime	On the roadside to the side of Braemar
T12	Sycamore	On the roadside to the front of 1a Somerset Ave
T13	Sycamore	On the roadside to the front of 60 Somerset Ave
T14	Lime	On the roadside to the front of 1 Somerset Ave
T15	Lime	On the roadside to the front of 60 Somerset Ave
T16	Oak	On the roadside to the corner of 2 Somerset Ave
T17	Lime	On the roadside to the front of 2 Somerset Ave
T18	Lime	On the roadside to the front of 5 Somerset Ave
T19	Sycamore	On the roadside to the front of 2 Somerset Ave
T20	Lime	On the roadside to the front of 7 Somerset Ave

T21	Lime	On the roadside to the front of 2 Somerset Ave
T22	Sycamore	On the roadside to the front of 2 Somerset Ave
T23	Lime	On the roadside to the front of 2 Somerset Ave
T24	Sycamore	On the roadside to the front of 11a Somerset Ave
T25	Lime	On the roadside to the front of 6 Somerset Ave
T26	Lime	On the roadside to the front of 11a Somerset Ave
T27	Lime	On the roadside to the front of 6 Somerset Ave
T28	Sycamore	On the roadside to the front of 11b Somerset Ave
T29	Lime	On the roadside to the front of 8 Somerset Ave
T30	Lime	On the roadside to the front of 11b Somerset Ave
T31	Birch	On the roadside to the front of 8 Somerset Ave
T32	Lime	On the roadside to the front of 13 Somerset Ave
T33	Alder	On the roadside to the front of 8 Somerset Ave
T34	Sycamore	On the roadside to the front of 15 Somerset Ave
T35	Sycamore	On the roadside to the front of 17 Somerset Ave
T36	Lime	On the roadside to the front of 19 Somerset Ave
T37	Lime	On the roadside to the front of 12 Somerset Ave
T38	Sycamore	On the roadside to the front of 19 Somerset Ave
T39	Lime	On the roadside to the front of 16 Somerset Ave
T40	Sycamore	On the roadside to the front of 23 Somerset Ave
T41	Lime	On the roadside to the front of 22 Somerset Ave
T42	Lime	On the roadside to the front of 27 Somerset Ave
T43	Sycamore	On the roadside to the front of 24 Somerset Ave
T44	Sycamore	On the roadside to the front of 29 Somerset Ave

T45	Maple	On the roadside to the front of 24 Somerset Ave
T46	Lime	On the roadside to the front of 29 Somerset Ave
T47	Sycamore	On the roadside to the front of 26 Somerset Ave
T48	Lime	On the roadside to the front of 33 Somerset Ave
T49	Lime	On the roadside to the front of 28 Somerset Ave
T50	Lime	On the roadside to the front of 33 Somerset Ave
T51	Lime	On the roadside to the front of 30 Somerset Ave
T52	Sycamore	On the roadside to the front of 35 Somerset Ave
T53	Sycamore	On the roadside to the front of 32 Somerset Ave
T54	Lime	On the roadside to the front of 35 Somerset Ave
T55	Sycamore	On the roadside to the front of 34 Somerset Ave
T56	Ash	On the roadside to the front of 37 Somerset Ave
T57	Ash	On the roadside to the front of 34 Somerset Ave
T58	Ash	On the roadside to the front of 34 Somerset Ave

Trees specified by reference to an area

(within a dotted black line on the map)

-NONE-

Groups of trees

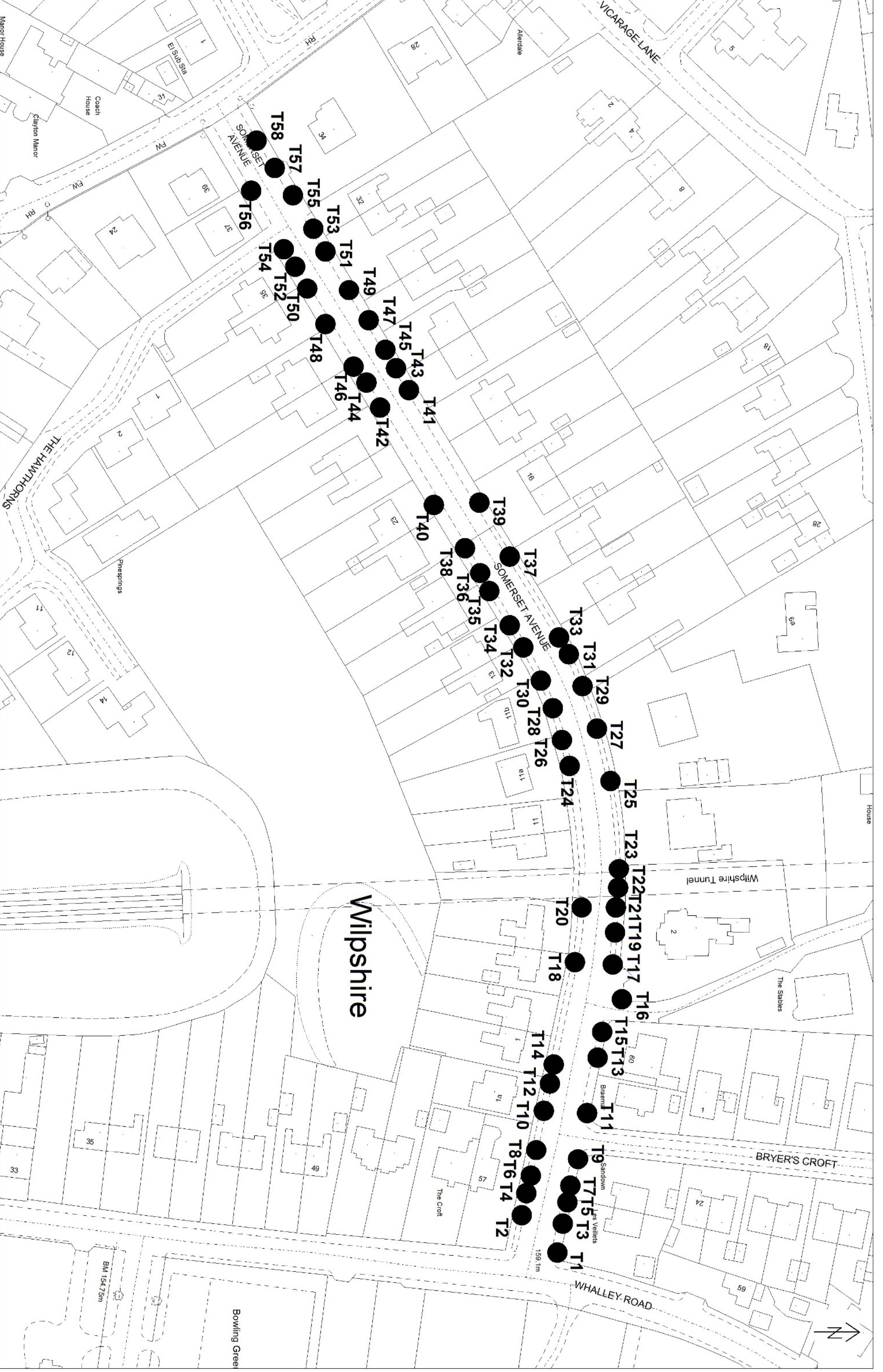
(within a broken black line on the map)

-NONE-

Woodlands

(within a continuous black line on the map)

-NONE-



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Scale 1:1000