

Item 9

ITEM NO.

REPORT TO DEVELOPMENT CONTROL

13 October 2006

REPORT OF HEAD OF PLANNING

Planning and Development Portfolio

Tree Preservation Order No. 41/2006 Land adjacent to Windlestone Home Farm Cottages, Windlestone

1. SUMMARY

- 1.1 A provisional Tree Preservation Order (TPO) was made at the above site on 1 June 2006. The purpose of this report is therefore to consider whether it would be appropriate to make the Order permanent.
- 1.2 The Town and Country Planning Act 1990 enables Local Planning Authority (LPA) to make a TPO if it appears to be “expedient in the interests of amenity to make provision for the preservation of trees and woodlands in their area”. The Order must be confirmed within 6 months of being made or the Order will be null and void. The serving of the TPO is normally a delegated function, whilst the confirmation is by members.
- 1.3 The tree that is the subject of the Order provides amenity value to the area and is considered worthy of protection to preserve the character of a redevelopment site.

2 RECOMMENDATIONS

- 2.1 It is recommended that Committee authorise confirmation of the Order.

3. BACKGROUND

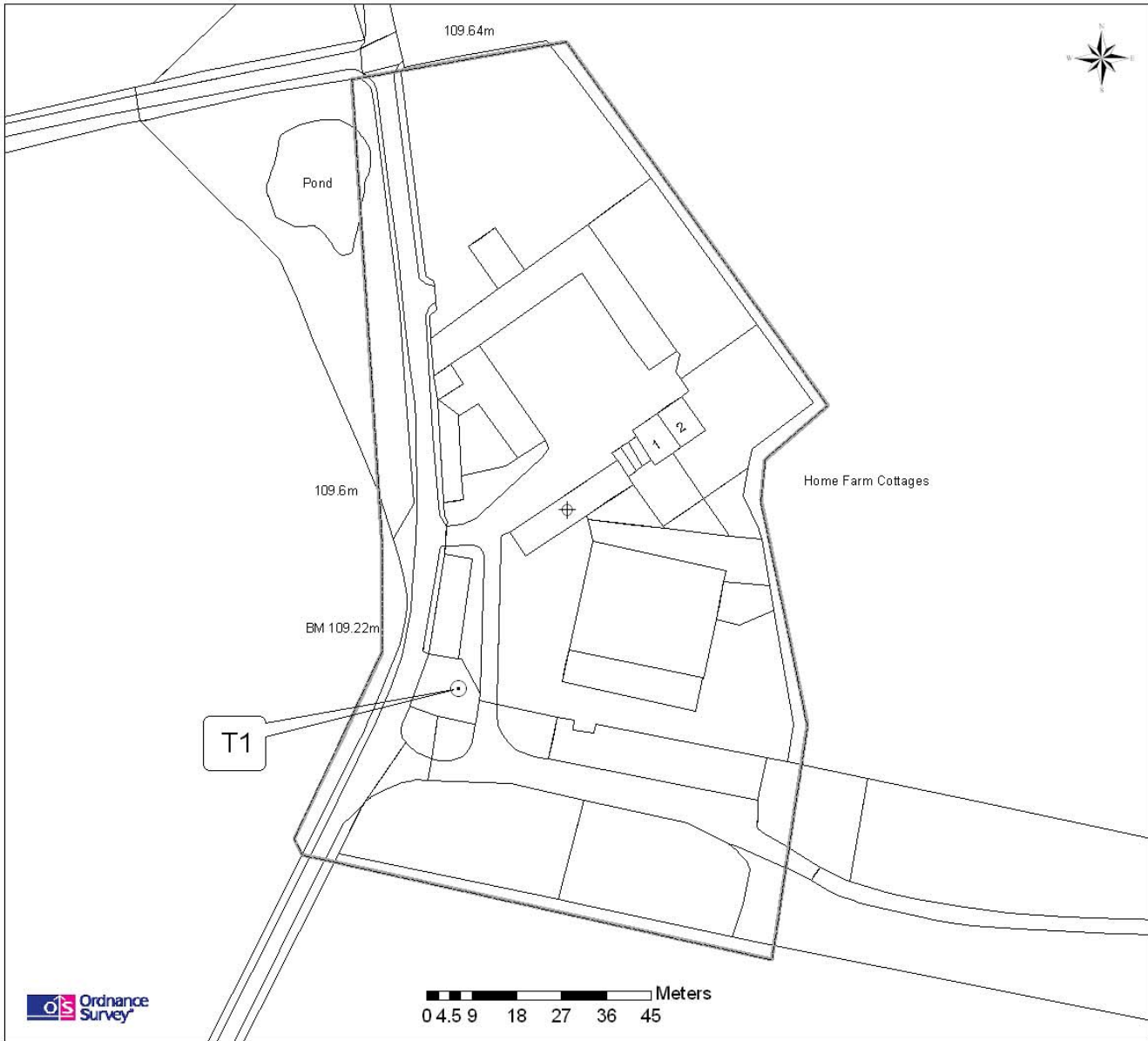
- 3.1 At the time that the Order was served the site was subject to a formal planning application to redevelop a group of redundant farm buildings into residential accommodation.
- 3.2 The single large ash tree is the only mature tree within the site and forms a gateway feature to the farm courtyard.

4 CONSULTATIONS

- 4.1 Under the terms of the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999, the Order was served on the owners of the land, and the owner/occupiers of all adjacent properties that may be affected by the Order. The parties were invited to make representations within 28 days of the date the Order was served, in order that comments could be reported to Committee.
- 4.2 No representations were received.

Background Papers

Item a Tree Preservation Order 41/2006: Plan and Schedule



SEDGEFIELD BOROUGH COUNCIL
 TREE PRESERVATION ORDER
 41/2006
 Location:
 Land adjacent to Windlestone Farm
 Cottages

This map is referred to in the
 Sedgefield Borough Council
 Tree Preservation Order 41/2006

⊕ **OS Grid Reference**
 NZ 427167, 527910

Legend
 Indicative Boundary
 Individual Tree eg T1 etc.
 Scale 1:750

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 (1000242670). (2006).

Signed
 Mayor:
 Authorised Signatory:
 Date:

Glyn Hall, Director
 Neighbourhood Services
 Sedgefield Borough Council
 Council Offices
 Spennymoor
 DL16 6JQ



Trees specified individually
(encircled in black on the map)

Reference on TPO 41/2006 map	Description	Location
T1	Ash (<i>Fraxinus excelsior</i>)	Between estate entrance and building 'D'

Groups of Trees
(within a broken black line on the map)

Reference on map	Description (including number of trees in the group)	Situation
	None	

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on map	Description	Situation
	None	

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
	None	