

Item 10

ITEM NO.

REPORT TO DEVELOPMENT CONTROL

13 October 2006

REPORT OF HEAD OF PLANNING

Planning and Development Portfolio

Tree Preservation Order No. 42/2006 1 The Villas, Dean Bank, Ferryhill

1. SUMMARY

- 1.1 A provisional Tree Preservation Order (TPO) was made at the above site on 25 May 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 street scene.

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 the subject of an outline planning enquiry to build dwellings within a large garden.
- 3.2 The two mature trees within the site form a significant landscape feature and their preservation should inform the site layout and management.

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 42/2006: Plan and Schedule



SEDGEFIELD BOROUGH COUNCIL TREE PRESERVATION ORDER 42/2006	
Location: 1 The Villas, Dean Bank	
This map is referred to in the Sedgefield Borough Council Tree Preservation Order 42/2006	
OS Grid Reference NZ 428027,532444	
Legend ● Individual Tree eg T1 etc □ Indicative Boundary	
Scale: 1:500 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (1000242670). (2006).	
Signed Mayor: Authorised Signatory: Date:	
Glyn Hall, Director Neighbourhood Services Sedgefield Borough Council Council Offices Spennymoor DL16 6JQ	

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on TPO 42/2006 map	Description	Location
T1	<i>Ash (Fraxinus excelsior)</i>	Within garden to side of dwelling
T2	<i>Sycamore (Acer pseudoplatanus)</i>	Within garden to side of dwelling

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	