

Item 8

ITEM NO.

REPORT TO DEVELOPMENT CONTROL

13 October 2006

REPORT OF HEAD OF PLANNING

Planning and Development Portfolio

Tree Preservation Order No. 40/2006 Windlestone Hall, Windlestone

1. SUMMARY

- 1.1 A provisional Tree Preservation Order (TPO) was made at the above site on 12 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 trees which are the subject of the Order provides amenity value to the area and are considered worthy of protection to preserve the character of the landscape and protect the setting of the Conservation Area.

2 RECOMMENDATIONS

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

3. BACKGROUND

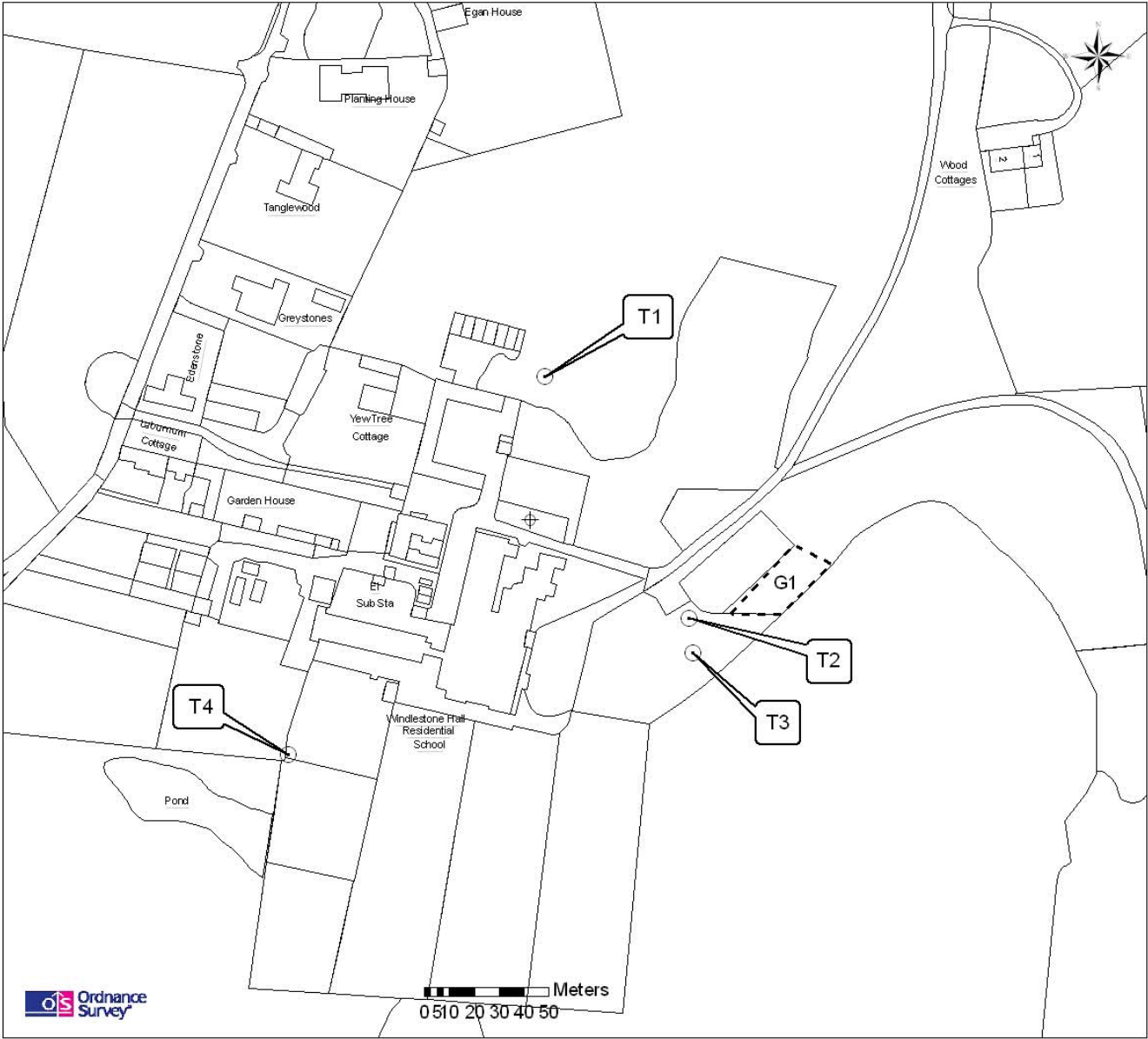
- 3.1 At the time that the Order was served the site was subject to informal planning enquiries following the vacation of the site by Durham County Council.
- 3.2 The trees are within an area designated as Historic Parkland in the Local Plan of the Borough Council. The trees are within an area designated as of Special Landscape Value in the County Structure Plan and within a Conservation Area.


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 40/2006: Plan and Schedule



<p>SEDGEFIELD BOROUGH COUNCIL TREE PRESERVATION ORDER 40/2006</p> <p>Location: Windlestone Hall</p>
<p>This map is referred to in the Sedgefield Borough Council Tree Preservation Order 40/2006</p>
<p>⊕ OS Grid Reference NZ 426380, 528727</p>
<p>Legend</p> <ul style="list-style-type: none"> ○ Individual Tree eg T1 etc. ⊞ Group of trees eg G1 etc <p>Scale 1:1,500</p>
<p>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).</p>
<p>Signed</p> <p>Mayor:</p> <p>Authorised Signatory:</p> <p>Date:</p>
<p>Glyn Hall, Director Neighbourhood Services Sedgefield Borough Council Council Offices Spennymoor DL16 6JQ</p> 

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on TPO 40/2006 map	Description	Location
T1	<i>Beech (Fagus sylvatica)</i>	North of clock tower
T2	<i>Holly Oak (Quercus ilex)</i>	Adjacent to tennis court
T3	<i>Ash (Fraxinus excelsior)</i>	On lawn south of tennis court
T4	<i>Holly Oak (Quercus ilex)</i>	South of western wing extension adjacent to listed wall

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

Reference on map	Description (including number of trees in the group)	Location
Reference on TPO 40/2006 map	4 Holly Oak (Quercus ilex)	South eastern edge of tennis court

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

Reference on map	Description	Location
	None	

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Location
	None	