

Item 15

REPORT TO DEVELOPMENT CONTROL

9 November 2007

REPORT OF HEAD OF PLANNING

Planning and Development Portfolio

TREE PRESERVATION ORDER NO. 48/2007 LAND OPPOSITE ENCOMBE TERRACE, FERRYHILL STATION

1. SUMMARY

- 1.1 A provisional Tree Preservation Order (TPO) was made at the above site on 7 August 2007. 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 that are the subject of the Order provide public amenity and are considered worthy of protection to preserve the character of the area.
- 1.4 No objections were received. Three letters of support were received

2 RECOMMENDATIONS

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

3. BACKGROUND

- 3.1 The trees were planted approximately 30 years ago to screen an industrial area
- 3.2 The industrial area is subject to an outline planning application to build 19 houses on the site. The submitted layout plan requires the removal of a significant number of trees affecting the public amenity of the area.

- 3.3 The Order provides planning constraints to the layout of any future development whilst preserving the street scene in an area underrepresented by soft landscaping.

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 residents of Encombe Terrace and Ferryhill Town Council were also consulted.
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.

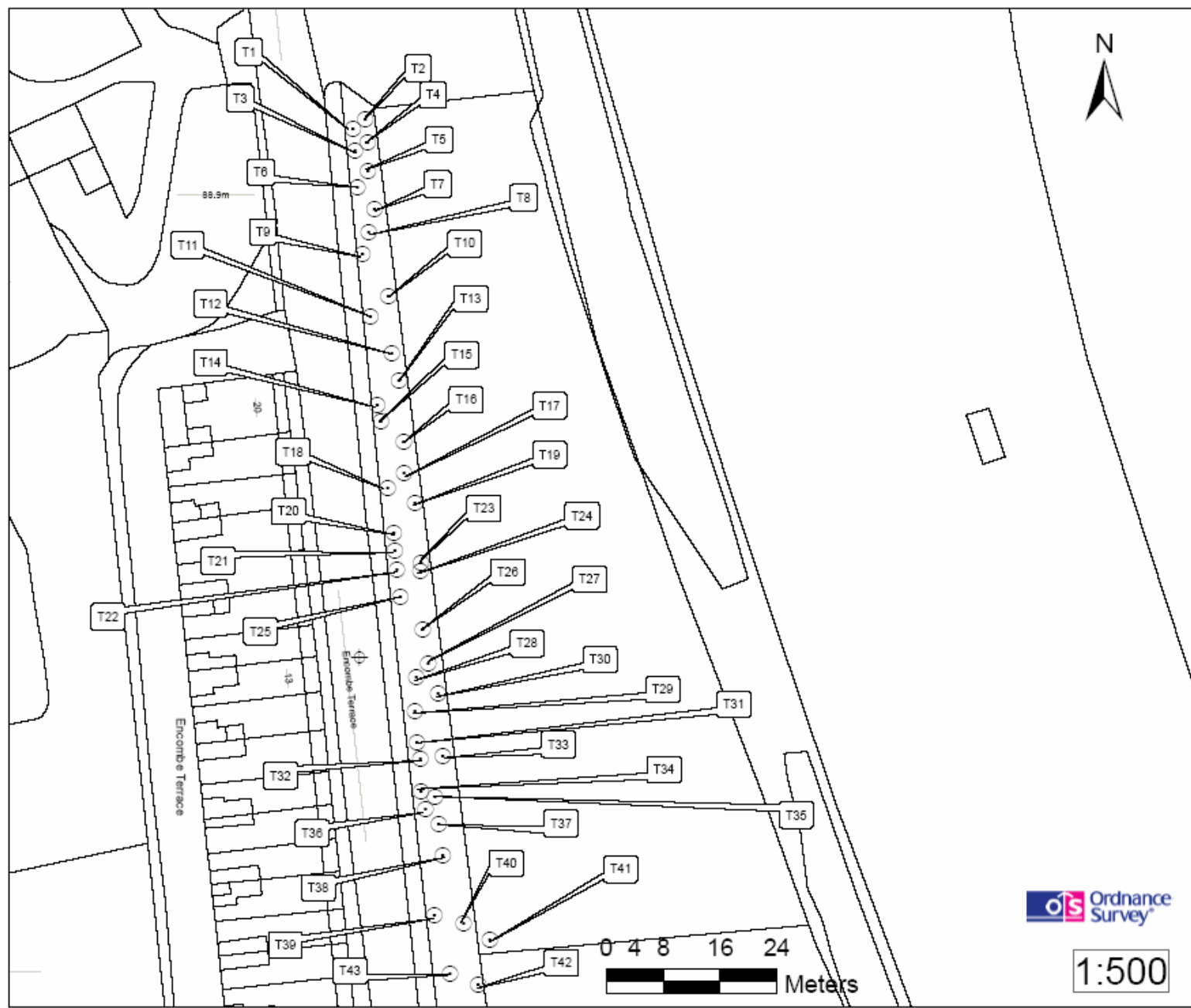
- 4.2 Three letters of support for the Order were received.

Background Papers

Item a Tree Preservation Order 48/2007: Plan and Schedule

Item a

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SEDFIELD BOROUGH COUNCIL
 TREE PRESERVATION ORDER No 48/2007
 Location: Land opposite Encombe Terrace,
 Ferryhill Station

This is the map referred to in the
 Sedgefield Borough Council
 Tree Preservation Order 48/2007

Ordnance Survey National Grid Reference:
 NZ 48036,531386 (point taken at
 centre of site)

Legend
 ○ Individual tree eg. T1 etc.

Scale 1: 500

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Signed
 Mayor.....
 Authorised Signatory.....
 Date.....

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



1:500



SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

<i>Reference on TPO 48/2007 map</i>	Species	<i>Location</i>
T1	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T2	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T3	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T4	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T5	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T6	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T7	<i>Whitebeam</i>	Strip of land opposite Encombe Terrace
T8	<i>Whitebeam</i>	Strip of land opposite Encombe Terrace
T9	<i>Whitebeam</i>	Strip of land opposite Encombe Terrace
T10	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T11	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T12	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T13	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T14	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T15	<i>Whitebeam</i>	Strip of land opposite Encombe Terrace
T16	<i>Whitebeam</i>	Strip of land opposite Encombe Terrace
T17	<i>Whitebeam</i>	Strip of land opposite Encombe Terrace
T18	<i>Whitebeam</i>	Strip of land opposite Encombe Terrace
T19	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T20	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T21	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T22	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T23	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T24	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T25	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T26	<i>Whitebeam</i>	Strip of land opposite Encombe Terrace
T27	<i>Whitebeam</i>	Strip of land opposite Encombe Terrace
T28	<i>Whitebeam</i>	Strip of land opposite Encombe Terrace
T29	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T30	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T31	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T32	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T33	<i>Sycamore</i>	Strip of land opposite Encombe Terrace
T34	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T35	<i>Whitebeam</i>	Strip of land opposite Encombe Terrace
T36	<i>Whitebeam</i>	Strip of land opposite Encombe Terrace
T37	<i>Whitebeam</i>	Strip of land opposite Encombe Terrace
T38	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T39	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T40	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T41	<i>Birch</i>	Strip of land opposite Encombe Terrace
T42	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace
T43	<i>Norway Maple</i>	Strip of land opposite Encombe Terrace