

Merrydowns, Arkesden

Development Control, item 7

Committee: DEVELOPMENT CONTROL

Agenda Item

Date: 7 June 2006

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Title: Provisional Tree Preservation Order No. 3/06 Merrydowns, Arkesden

Author: Ben Smeeden Landscape Officer

Item for
decision

Introduction

This item seeks Members' consideration of Provisional Tree Preservation Order No.3/06 Merrydowns, Arkesden.

Background

1. Following a request made by Arkesden Parish Council a Beech tree on the frontage of the site formerly known as Merrydowns was made subject to a Provisional Tree Preservation Order.

Assessment

2. The tree has been inspected by the Council's Landscape Officer and found to be a relatively young specimen of approximately 6 metres in height, well formed and in good health.
3. The tree is situated on the road frontage of the site behind a high Cypress hedge. At this time the tree is not prominent in views taken from the public highway by reason of the high screening hedge. However, the tree is considered to have the potential for becoming a prominent amenity feature in the street scene, contributing to the quality and fabric of the conservation area, if allowed to reach maturity.
4. Government guidance for making Tree Preservation Orders is that Orders can be made where the amenity benefit is in the future.

Recommendation

5. The Tree Preservation Order no. 3/06 Merrydowns Arkesden be confirmed without amendment.

Background Papers

See file.

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Impact

Communication/Consultation	Landowner
Community Safety	N/A
Equalities	N/A
Finance	N/A
Human Rights	None
Legal implications	None
Ward-specific impacts	None
Workforce/Workplace	None

Objections and Representations

6. An objection to the Order has been made by the agent acting on behalf of the land owners. The grounds of objection are summarised as follows:
- The making of the Tree Preservation Order is premature and unnecessary as the tree is immature and is screened from the road frontage by an existing Cypress hedge.
 - The making of the Order has not been objectively based on the amenity value of the tree.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
None	N/A	N/A	None