

Report of	Meeting	Date
Director Partnerships, Planning and Policy	Development Control Committee	30 th March 2010

OBJECTION TO TREE PRESERVATION ORDER NO. 12 (CHORLEY) 2009

PURPOSE OF REPORT

1. The purpose of this report is to decide whether or not to confirm the above Tree Preservation Order (TPO) with or without modification in light of an objection received.

RECOMMENDATION(S)

2. That Tree Preservation Order No. 12 (Chorley) 2009 be confirmed without modification.

EXECUTIVE SUMMARY OF REPORT

3. The purpose of this report is to decide whether to confirm the above Tree Preservation Order without modification. The Order was placed on the trees on the site following the submission of a planning application for the residential redevelopment of the former site of St Josephs Primary School, Railway Road, Chorley.
4. The trees appear to be in good health and make a significant contribution to the visual amenities of the locality. The trees would also help to mitigate some of the impact of any future residential on the site providing a screen between the development and the existing properties to the south on St Josephs Place.

REASONS FOR RECOMMENDATION

(If the recommendations are accepted)

5. The objection to the Order from the Parochial Church Council (St Peters Vicarage, Harpers Lane, Chorley) states that as the planning application for the residential development of the site has now been withdrawn, the reason for imposing the Order in the first place no longer exists.
6. The objection to the Order is duly noted. However, the application was withdrawn due to various problems with the details of the application and layout so it is likely that a further planning application will be submitted for residential development on this site in the near future as the 'principle' of residential development on it is acceptable.
7. The Order will therefore ensure the trees are not cleared from the site prior to the submission of a further planning application as developers have done this on other sites in the Borough prior to submitting a planning application. Confirmation of the Order will also ensure the significant contribution made by the trees to the visual amenities of the locality is safeguarded and they are fully considered when the layout of the development is being



designed.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

8. An alternative would have been not to make the trees the subject of the Order. However, this means the trees could be felled and the contribution they make to the visual amenities of the locality would be lost as would the screening of any residential development on the site.

CORPORATE PRIORITIES

9. This report relates to the following Strategic Objectives:

Put Chorley at the heart of regional economic development in the Central Lancashire sub-region		Develop local solutions to climate change.	
Improving equality of opportunity and life chances		Develop the Character and feel of Chorley as a good place to live	x
Involving people in their communities		Ensure Chorley Borough Council is a performing organization	

BACKGROUND

10. An outline planning application was submitted on 5th November 2009 proposing the erection of 14 dwellings and an access road on the former site of St Josephs Primary School. The site is on Railway Road from where it is accessed. The school building on the site was demolished several years ago and the site at the moment comprises of a hardstanding and overgrown area of grass.
11. The trees which are the subject of the Order are located at the southern end of the site. Some of the trees are located just outside of the site within the grounds of the St Peters Vicarage. However, these trees together with the trees in the site form an attractive group of trees and are close enough to the application site, being right on the boundary, to warrant the protection afforded by the Order in order to ensure they
12. The trees make a significant contribution to the visual amenities of the locality and if residential development is permitted on the site in the future, they will act as a screen to the development and also enhance its setting. The trees will also reduce the impact of the development on the existing dwellings to the south on St Josephs Place.

IMPLICATIONS OF REPORT

13. This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		No significant implications in this area	x

Lesley Anne Fenton
Director Partnerships, Planning and Policy

Report Author	Ext	Date	Doc ID
----------------------	------------	-------------	---------------

David Stirzaker	5223	15 th March 2010	
-----------------	------	-----------------------------	--

Background Papers			
Document	Date	File	Place of Inspection
Chorley Council Tree Preservation Order No. 9 (Chorley) 2009	December 2009	TPO No. 12 (Chorley) 2009	Civic Offices, Union Street