

Report of	Meeting	Date	Item No
Director of Development and Regeneration	Development Control Committee	11/04/2007	

OBJECTION TO TREE PRESERVATION ORDER NO. 7 (ADLINGTON) 2006

PURPOSE OF REPORT

1. The purpose of this report is to decide whether to confirm the above Tree Preservation Order (TPO) in light of the objection received.

CORPORATE PRIORITIES

2. This action will contribute towards a greener Chorley.

RISK ISSUES

3. The report contains no risk issues for consideration by Members.

BACKGROUND

5. The trees in question front onto Railway Road and form an attractive frontage adding significantly to the visual amenities of the locality. The trees covered by the TPO are on land allocated in the Local Plan Review for employment development under policy EM1.2 and as a site for a Railway Station/Park & Ride site under Policy TR13. These allocations extend well into the site hence if it was developed for employment purposes or a new Railway Station/Park & Ride was proposed, the trees would form an effective screen to the development from Railway Road, notwithstanding their amenity value as existing. In light of the Policy allocation and following a request from Adlington Town Council and the Adlington Tree Warden it was considered expedient to assess the amenity value of the trees on the site so as where necessary they could be retained.
6. The trees comprise of a variety different species and stature. The Council's Arboricultural Officer carried out a survey of the site to establish which of the trees are worthy of protection. It was considered that a tract of trees fronting Railway Road should be protected given they have a significant amenity value and would also provide an effective screen to the site if it was developed in the future.
7. The trees were subsequently made the subject of this TPO.

GROUND OF OBJECTION

8. One letter of objection has been received, the contents of which can be summarised as follows: -
 - The area of trees covered by the TPO is considered to be excessive

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- The majority of the trees covered by the TPO are self seeded saplings of no particular value apart from forming a screen between Railway Road and the land to the south east
- Only a 5m strip of trees should be retained as most of the mature trees are contained within this tract

RESPONSE TO THE GROUNDS OF OBJECTION

9. The trees do not preclude the future development of the site. However, they will have to be taken into account if/when the site is planned and developed in the future and they will also serve to enhance the site if/when developed. Aside from this, the trees form an attractive frontage to Railway Road and add to the visual amenities of the locality.
10. The TPO does not preclude the loss of some of the trees on the site if it can be proven absolutely necessary for the sites development and suitable replacement planting/landscaping is proposed to mitigate the loss of removed trees.

COMMENTS OF THE DIRECTOR OF FINANCE

11. There are no financial implications to this report.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

12. There are no human resource implications to this report.

CONCLUSION

13. It is considered the trees have an amenity value to the benefit of the public and contribute to the character and appearance of the locality. The trees will also provide an effective screen to the site if/when developed and they do not preclude its development. The protection of a TPO is therefore considered to be fully warranted.

RECOMMENDATION

14. That the order be confirmed.

JANE MEEK
DIRECTOR OF DEVELOPMENT AND REGENERATION

Report Author	Ext	Date	Doc ID
David Stirzaker	5223	24 April 2007	

Background Papers			
Document	Date	File	Place of Inspection
Chorley Borough Council Tree Preservation Order NO. 7 (Adlington) 2006	6 th November 2006	TPO No.7 (Adlington) 2006	Civic Offices, Union Street