



Report of the Head of Planning and City Regeneration

Planning Committee - 3 October 2017

Provisional Tree Preservation Order TPO 629

Land at: 7 Hadland Terrace, West Cross, Swansea, SA3 5TT (2017)

To consider the confirmation, as a full Order, of the provisional Tree Preservation Order 629: Land at: 7 Hadland Terrace, West Cross, Swansea, SA3 5TT. (2017).

Recommendation:

That the Tree Preservation Order: Land at: 7 Hadland Terrace, West Cross, Swansea, be confirmed

For Decision

1. Introduction

1.1 The provisional Order was served on 30th March 2017

2. Objections and Representations

2.1 One letter expressing objections have been received within the minimum required consultation period. No letters of support have been received.

2.2 Mr Summers of 47, Westcross Avenue objects to the tree on his neighbouring property being protected for the following reasons:

1. The tree has a lack of amenity value:

- *“Visibility by the public from public place : This is limited as the tree is landlocked and really only visible by neighbours”*
- *“Size and form: Not a tree of attractive appearance.”*
- *“Future potential as an amenity: Limited”*
- *“Rarity, cultural or historic value: None”*
- *“Contribution to ,and relationship with, the landscape: Little”*

2. *“There is another tree about 4 feet away which I believe is a sycamore which is a similar size in girth and height to the ash, if this is not considered to be suitable for a TPO why is the ash being singled out.”*

3. *“The tree overhangs my property and constantly drops debris onto the roof of my outbuilding, I would like to be able to lop the branches overhanging my property without the need to apply for permission so as to improve the*

amenity to my property and family. Whilst I agree with the use of TPO's to protect the landscape and visibly attractive trees, I really don't think that a TPO is suitable in this case and would ask that you do not confirm the order."

3 Appraisal

3.1 Lack of amenity value.

- Visibility by the public from a public place: This is limited as the tree is landlocked and really only visible by neighbours. The tree is clearly visible from Woodburn Drive, Hadland Terrace, Bude Haven Terrace, Riversdale Road and the wider surrounding area. This is shown in the photographs below indicated by the applied arrow.



View 1: TPO 629 T1, Viewed from Woodburn Drive



View 2: TPO 629 T1, Viewed from Woodburn Drive



View 3: TPO 629 T1, Viewed from Hadland Terrace



View 4: TPO 629 T1, Viewed from Bude Haven Terrace



View 5: TPO 629 T1, Viewed from Bude Haven Terrace



View 6: TPO 629 T1, Viewed from Riversdale Road



Views of TPO 629 T1 in immediate area, shown in photographs above.

- ***Size and form: Not a tree of attractive appearance.*** The tree has a well-balanced broadly symmetrical canopy which is typical of the species. The tree has not undergone disfiguring pruning like the adjacent protected tree. For these reasons the tree is considered to have an attractive form.
- ***Future potential as an amenity: Limited.*** The tree already has amenity value and apart from the possibility of future ill health there is little to suggest that this will change in the future.

- Rarity, cultural or historic value: None. Agreed, at present the tree is not rare and it does not have cultural or historic value.
- Contribution to, and relationship with, the landscape: Little. The tree contributes to the wider landscape as it is a mature tree that provides structure and form in the mainly urban environment.

3.2 Adjacent sycamore. There is not a similarly sized sycamore close to the protected ash. The ash is twin stemmed and there is a second protected ash tree close by at 17 Woodburn Drive.

3.3 Overhanging branches. Mr. Summers complains that the tree drops debris on his outbuilding. There will inevitably be some minor dead twigs and leaves that fall on to the said outbuilding; however, these are natural processes that cannot be fully eliminated with any amount of pruning. Since the Order was made no application has been made to prune the overhanging branches which would alleviate some of the problem. A tree works application is relatively easy to complete and is free of charge; therefore I do not see that applying to do work is a great imposition.

3.4 In summary the tree has demonstrable amenity value and pruning work can be applied for which is likely to be approved if reasonable.

4. Recommendation

It is recommended that the Tree Preservation Order: Land at: 7 Hadland Terrace, West Cross, Swansea, SA3 5TT. (2017); TPO 629 be confirmed without amendment.

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