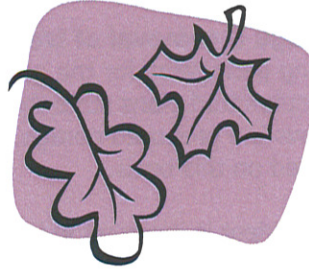


BROMSGROVE DISTRICT COUNCIL – ENVIRONMENT SERVICE – TREES & LANDSCAPE
MEMORANDUM



From:	Andy Bucklitch Tree Officer	To:	Rasma Sultana Legal Officer
My Ref:		Your Ref:	TPO (2) 2015
Please ask for:	Andy Bucklitch	Ext	3075
		Date	22 July 2015

Re: Confirmation of TPO (2) 2015 – Trees on land at 7 – 21 College Road, Bromsgrove

The current Tree Preservation Order (TPO(2) 2015) was made in provisional form on 4th March 2015 in Area form covering all trees in front and rear gardens of all 8 properties. The Order was made as an emergency after neighbours reported that tree surgeons had started felling trees at 9 College Road and were proposing to fell a large and prominent Beech tree located on the frontage of that property to make way for a new garage & access road.

Subsequent conversations with the neighbours provided information to suggest that other developments were also being considered for the frontages of these properties.

As a result, it was considered that both an actual threat existed to some trees and a foreseeable threat existed to others. To prevent any authorised felling whilst the reality of the threat and the quality of the trees could be investigated and assessed, it was decided an Area order be put in place.

On making the Order, copies were served on the individual properties concerned and 2x site notices were put in place on the street frontage. The site notices provided information about the TPO and invited objections/representations/comments to be made by 15th April 2015.

A total of 5 representations were received of which 1 was formally objecting to the Order. These representations are attached to this report as Appendices 2-6.

In respect to the points raised, I would make the following comments:

Appendix 2 - Objection dated 10th April 2015

Proposed new front driveway

The property has an existing parking area at the rear, accessible via Chapel Walk and a private access road which has apparently been in use for vehicular traffic. The tapering nature of the site means that this existing rear area is wider than the proposed new frontage access and already provides parking spaces for several vehicles immediately next to the property and ample room for both turning and construction of a garage if desired. Whilst possibly desirable, there does not appear to be an obvious need for a new access from the front of the property.

Effect of bird droppings

Droppings from birds roosting in trees can cause minor damage to paintwork on cars but only if left in place for several months such that the mild acidity affects the surface lacquer. Occasional routine washing will be *sufficient to remove the droppings and prevent such damage*. There are no known instances of leaves causing damage to parked vehicles.

Information from Public Health England and the Health & Safety Executive is that while infection from bird droppings is theoretically possible, there are no known cases in the UK and very few worldwide. Where infection or illness has occurred, this appears to have been through inhalation of dust or fungal spores from large accumulations of dried droppings within a combined space resulting in respiratory problems. In the exposed atmosphere of an open garden, droppings and any bacteria they contain are rapidly degraded by sun, wind & rain

action and so pose little realistic risk to occupiers of the property. Fresh droppings may only pose a hazard if ingested in quantity and this can be simply prevented by washing of hands before eating.

Appendix 3 - Representation dated 14th April 2015

1) Existing planning consent for garage & removal of trees

In the details for the approved planning permission for the garage in the front garden (ref 12/0421), both the question on the application form and the submitted plans state that no trees will need to be removed for the proposed works. The detailed layout plan shows the proposed garage located behind the trees and shows them to be retained with planning consent being granted on this basis.

It would appear then that either the resident is incorrect in believing that trees will need to be removed, or that the application has been falsely made and/or that the approved plans are inaccurate. Consequently, to construct the garage as approved, it does not appear to require tree removal nor does it override the Order should this cover the trees in question when the work commences.

However, from the amenity assessment of the trees that has been carried out, it appears that the trees on the immediate road frontage are of limited amenity value and so I do not recommend their inclusion within a confirmed Order. While the approved planning consent still states that trees will be retained, the confirmed Order would not then be a barrier to any works.

2) Application of TPO on 7-21 College Road, Bromsgrove Only

A number of other properties and areas of College Road are already covered by existing TPO's. For this reason and because the current threat was identified on the area of 7-21 only, the current TPO was limited to those properties only.

3) Prevention of regular upkeep

The purpose of a TPO is not to prevent all works completely but to ensure that the works are necessary and done correctly with the long-term objective of maintaining the trees in a healthy and safe condition. Where trees are included in a confirmed Order then formal consent of the Local Authority will need to be obtained to carry out works and in most cases at little or no cost to the applicant.

4) Assessment & specification of individual trees

The current Area Order was put in place as a matter of expediency for immediate protection on the trees. It is standard practice to carry out an individual assessment of the trees whilst the temporary Order is in place.

Appendix 4 - Representation dated 18th March 2015

Maintenance of 38 boundary conifers

Whilst the conifers provide a valuable screening benefit to the property, their overall amenity value was assessed and found to be limited. It is therefore not recommended that they are included in the confirmed Order.

Appendix 5 & 6 – Letters of Support

Both are primarily concerned with the loss of the Beech tree at 9 College Road but refer to the overall contribution which the trees make to the amenity and character of College Road.

Appendix 7 – Tree Amenity Assessment

Once all representations had been received, the points raised could be considered and an individual assessment of the trees made to determine which to recommend for inclusion in the permanent Order. This assessment was carried out during a visit on 1st July 2015 and is detailed in the attached appendix 7. Amenity points are given out of 20 for the individual 'quality' of the trees with a further score out of 5 for the expediency (i.e. threat) to justify the need for protection.

A total of 55 trees were assessed individually plus a further 64 as groups. The great majority were found to be of a common species, of poor form or poor condition and so below the level for permanent inclusion. 9 individual trees were considered of overall high value and are recommended for inclusion in the confirmed Order.

I therefore recommend that the Order is Confirmed with amendment as per the revised Plan (Appendix 8 & amended Schedule 9)