

Objection to Tree Preservation Order – 329-351 Wilmslow Road, Heald Green 2023

Report of the Director for Place Management

1. INTRODUCTION AND PURPOSE OF REPORT

- 1.1 This report is to advise committee members of an objection/s received to a proposed Tree Preservation Order (TPO) at 329-352 Wilmslow Road, Heald Green 2023
- 1.2 To ensure that objections to the TPO are appropriately and efficiently considered.

2. INFORMATION AND ADVICE

- 2.1. In considering the objection the Area Committee should be mindful that the Council has a responsibility to protect trees under threat, provided that the fulfil the criteria for inclusion in a Tree Preservation Order.

3. OBJECTIONS AND COMMENTS

- 3.1. The specific objections and points contained within each letter have been analysed and detailed below together with the response.

Reasons

Objection reason (1): It is suggested that some of the trees protected by the TPO are at risk of causing damage to any properties in their proximity if brought down during a storm.

Objection reason (2): The objector also argues that the TPO has been put in place to prevent them exercising their right to sell the property.

Objection reason (3): It is further suggested that the necessity of the TPO should be balanced against the increasing demand for housing as it the objector's intention to sell the property to a developer.

Objection reason (4): The objector also suggests that there is no valuable wildlife habitat to be protected and that most of the trees protected by the TPO offer limited environmental benefit.

Response

Response to objection (1): The trees protected do not show signs of disease or significant structural defects which would make them more liable to fail in a storm.

Response to objection (2): The TPO was put in place without prior knowledge of the proposal to develop the site. Planning applications could still go ahead and tree removal would be considered as part of the planning application

Response to objection (3): This would have to be something considered by the councillors, it is not within the remit of the Arboricultural Officer.

Response to objection (4): The majority of the trees on site are native species and it has been reported by residents adjacent to the land that significant wildlife has been seen on site.

4. FINANCIAL IMPLICATIONS

4.1. There are no financial implications arising from the recommendations in this report.

5. LEGAL IMPLICATIONS

5.1. The Council has a duty to protected vulnerable trees, which are worthy of a Tree Preservation Order.

6. REASONS FOR RECOMMENDATIONS

6.1. To comply with section 198 of the Town & Country Planning Act, the sealed Tree Preservation Order contains details of how objections may be made.

6.2. The Committee should make a decision in respect of the objection/s received so that the Provisional TPO can be Confirmed.

7. ALTERNATIVES CONSIDERED

7.1. None

8. RECOMMENDATIONS

8.1. It is recommended that:

- a) the Area Committee note all Tree Preservation Orders where objections have been considered by officers;
- b) the Area Committee accept the recommendations of the Arboricultural Officer and allow the TPO to be Confirmed, subject to amendments to the Order Schedule and Plan.
- c) That the objectors are informed of the decision.

Background Papers

There are no background papers to this report.

Anyone wishing further information please contact Peter Pollard on telephone number Tel: 0161 474 5637 or by email on peter.pollard@stockport.gov.uk