

Report to Area Plans Sub-Committee East

Date of meeting: 27 October 2010

**Subject: Confirmation of TPO – Suttons Manor Clinic,
London Road, Stapleford Tawney.**



Responsible Officer: Melinda Barham (01992 564120).

Democratic Services: Gary Woodhall (01992 564470).

Recommendation(s):

(1) That Tree Preservation Order 108/10 is confirmed without modification.

Background:

1. A planning application was received for an extension to the existing facilities and additional car parking at Suttons Manor Clinic. This would have necessitated the removal of a highly prominent mature Swamp Cypress tree. This Tree Preservation Order was made on the Swamp Cypress tree and the Planning Application was refused, in part, as it made inadequate provision for the retention of this established tree.

2. At 20metres in height this tree is a significant sky line feature within the landscape and can be identified from considerable distances. It is very prominent when viewed from the site entrance and dominates the grassed area in front of the clinic as an outstanding landmark feature.

3. The tree is an excellent example of its species and is in good condition. It is likely to have been planted as a specimen component of the Suttons Manor landscape design.

The Grounds of Objection:

4. One objection has been received from the owners of the property via their Planning Agent. The reasons for the objection are:

(a) as compensation for the loss of this tree the planning application submitted indicated the planting of eight new trees which in time would become large specimens; and

(b) as the tree is already mature its life expectancy is limited.

Comments from the Director of Planning and Economic Development:

5. The drawings submitted with Planning Application (EPF/1038/10) show the proposed building extension and car park extension where the Swamp Cypress currently stands. It is acknowledged that the plans as show the intention to plant eight new trees – Sweet Chestnut (x2), Japanese Cedar (x2), Dawn Redwood (x2) and Cedar of Lebanon (x2). These are all large specimens which could grow to mature heights of 25-30metres. However, as they would be planted to the rear of the buildings their visual amenity value would be reduced. The existing Swamp Cypress

is a dominant feature when viewed from the entrance to the property. The proposed trees are likely to only be visible when they have grown to sufficient height to be seen rising above the buildings.

6. The Swamp Cypress is mature, however, there is no indication that the tree is in ill health and nothing has been submitted to suggest that it is. As such, there is no reason to assume that the tree will not be present as the significant feature that it currently is in excess of 20 years time.

7. Therefore, the new trees are not considered adequate compensation for the loss of the Swamp Cypress and to allow it to be felled to enable development would be contrary to Local Plan Policies LL9 and LL10.

Conclusion:

8. It is recommended that the Order is confirmed without modifications.