



Development Control Committee	Thursday, 28 July 2016	Matter for Decision
------------------------------------------	-----------------------------------	----------------------------

Title: Confirmation of The Borough Council of Oadby & Wigston (Land at Grand Hotel, Canal Street, South Wigston, Leicestershire, LE18 4PP) Tree Preservation Order 2016

Author: Henry Pearson (Arboricultural Officer)

1. Introduction

This report is to request the Committee to approve confirmation of The Borough Council of Oadby & Wigston (Land at Grand Hotel, Canal Street, South Wigston, Leicestershire, LE18 4PP) Tree Preservation Order 2016

2. Recommendations

That The Borough Council of Oadby & Wigston (Land at Grand Hotel, Canal Street, South Wigston, Leicestershire, LE18 4PP) Tree Preservation Order 2016 is confirmed.

3. Information

- 3.1. The TPO was created with an aim to preserve the 4 No. Lime trees at the Grand Hotel, Canal Street, South Wigston, within the South Wigston Conservation Area. On 06 July 2016 an application was received to re-pollard the lime trees. The decision was made that the full pollard of these trees would result in a significant loss of visual amenity to the street scene. This, combined with previous applications to remove the trees, highlighted the expediency of the need to protect the trees.
- 3.2. The aim of protecting these trees is not to stop all works to the trees, but to ensure that the management of the trees is carried out with the interests of public amenity taking a high priority. The proposed re-pollarding of the trees forms part of this maintenance, however doing so on a staged programme (3-5 years) will maintain tree cover for the street. Without a TPO the Council cannot impose such recommendations.
- 3.3. The consultation date for this TPO expired on 14 July 2016

The Drawing Room (on behalf of the owner) - 06 July 2016 (Appended)

The owner is aware of the importance of the 4 No. Lime trees but also expresses the importance of the brick wall, which runs alongside of the trees. The wall is described as '*very fine gault and red brick boundary wall*' in the south Wigston Conservation Appraisal.

The trees are causing and will cause subsequent damage to the wall due to the root structure sitting considerably higher than the pavement level. The owner wishes to put on record their intention to seek recompense for any damage caused from the local authority following the issuing of this TPO.

The Owner wishes to remove the trees and replace them with a row of semi-mature trees, of a species more suitable for the setting, further away from the wall.

3.4. Officer's Comments

Previous suggestions by the owner to remove the trees have been rejected. The trees have a life expectancy greater than 40 years, with regular maintenance. Successive planting around the site has already been undertaken. The Council is concerned that the proposal to remove the trees and replant with a 'species more suitable for the setting' will result in small ornamental trees being planted and the loss of amenity to the area will be great.

The maintenance of the boundary wall is not of consequence to the TPO. The rooting area of the trees is not likely to grow as they are mature and the wall has been present for the entirety of their time in situ. The TPO does not prevent maintenance to the wall, therefore if the wall was to fall into disrepair its maintenance is the responsibility of the owner.

Background Documents:-

None.

Email: henry.pearson@oadby-wigston.gov.uk

Tel: (0116) 257 2697

Implications	
Financial (CR)	No significant implications.
Legal (AC)	If the TPO is not confirmed within 6 months of 16 July 2016 it will lapse.
Risk (HP)	No significant implications.
Equalities (HP)	No significant implications.
	Equality Assessment:- <input type="checkbox"/> Initial Screening <input type="checkbox"/> Full Assessment <input checked="" type="checkbox"/> Not Applicable