



REPORT TO:	Area No 2 Development Control Committee
DATE:	11 October 2005
REPORTING OFFICER:	Head of Planning Services (Mrs L Drake – Principal Planner)
SUBJECT:	Tree Preservation Order 33/2005
WARDS AFFECTED:	1 Westlands, Bilton In Ainsty, Harrogate
FORWARD PLAN REF:	

1.0 PURPOSE OF REPORT

- 1.1 To request the confirmation of a provisional Tree Preservation Order.

2.0 RECOMMENDATIONS

- 2.1 That (1) the Committee find it expedient in the interests of amenity to confirm the Tree Preservation Order at 1 Westlands, Bilton In Ainsty.
- 2.2 (2) The Head of Legal and Democratic Services be authorised to take appropriate action to secure confirmation.
- 2.3 (3) The order be confirmed as The Council of the Borough of Harrogate Tree Preservation Order No. 33/ 2005.

3.0 THE REPORT

- 3.1 A planning application for the relocation of a double garage and alterations to the driveway at 1 Westlands was submitted on 27th June 2005 and approved on 23rd August 2005. Adjacent to the driveway are two silver birch trees. The site lies within the Bilton In Ainsty Conservation Area. Due to the proximity of the trees to the garage and driveway alterations, the Council's Arboricultural Officer was consulted on the proposals. His comments are as follows:

2 No silver birch clearly visible from the highway and footway. Balanced trees

which are well structured and healthy. Current vigour high with an acceptable structure. Life expectancy in excess of 50 years. Silver birch located to front of property in a good position. Pleasant trees which add to the amenity of the area.

3.2 It is considered that these trees have a high amenity value and makes a positive contribution to the character and appearance Bilton In Ainsty.

3.3 No letters of representation have been received.

3.4 It is considered that a Tree Preservation order is particularly relevant in this case as planning permission has been granted for the replacement garage and the trees will be very vulnerable to disturbance due to the proximity of the construction works.

4.0 CONCLUSION

4.1 The two silver birch trees the subjects of this Order are considered to be fine trees clearly visible within Bilton In Ainsty village. Their life expectancy is in excess of 50 years. Whilst the trees do lie within the conservation area and are therefore already afforded some protection, due to the proximity of the approved development and lack of trees within Westlands, it is considered that they have considerable amenity value and an Order is considered appropriate to ensure their retention.

Background Papers

None

OFFICER CONTACT: Please contact Mrs L Drake, Planning Officer, if you require any further information on the contents of this report. The officer can be contacted at Department of Technical Services by telephone on 01423 556561 or by e-mail l.drake@humber.gov.uk

SUSTAINABILITY ASSESSMENT/POLICY CONSIDERATIONS

		Implications are		
		Positive	Neutral	Negative
A	Economy			
B	Environment			

C i) ii) iii)	Social Equity General Customer Care/People with Disabilities Health Implications			
D	Crime and Disorder Implications			

If all comments lie within the shaded areas, the proposal is sustainable.

TREE PRESERVATION ORDER**TPO NO****1 Westlands, Bilton In Ainsty Harrogate District North Yorkshire****FIRST SCHEDULE****TREES SPECIFIED INDIVIDUALLY**

(encircled in black on the map)

Ref on Map	Description	Situation
T1	Silver Birch	447783 440045
T2	Silver Birch	447785 450041

GROUPS OF TREES

(within a broken black line on the map)

Ref on Map	Description (including number of trees)	Situation
------------	---	-----------

WOODLANDS

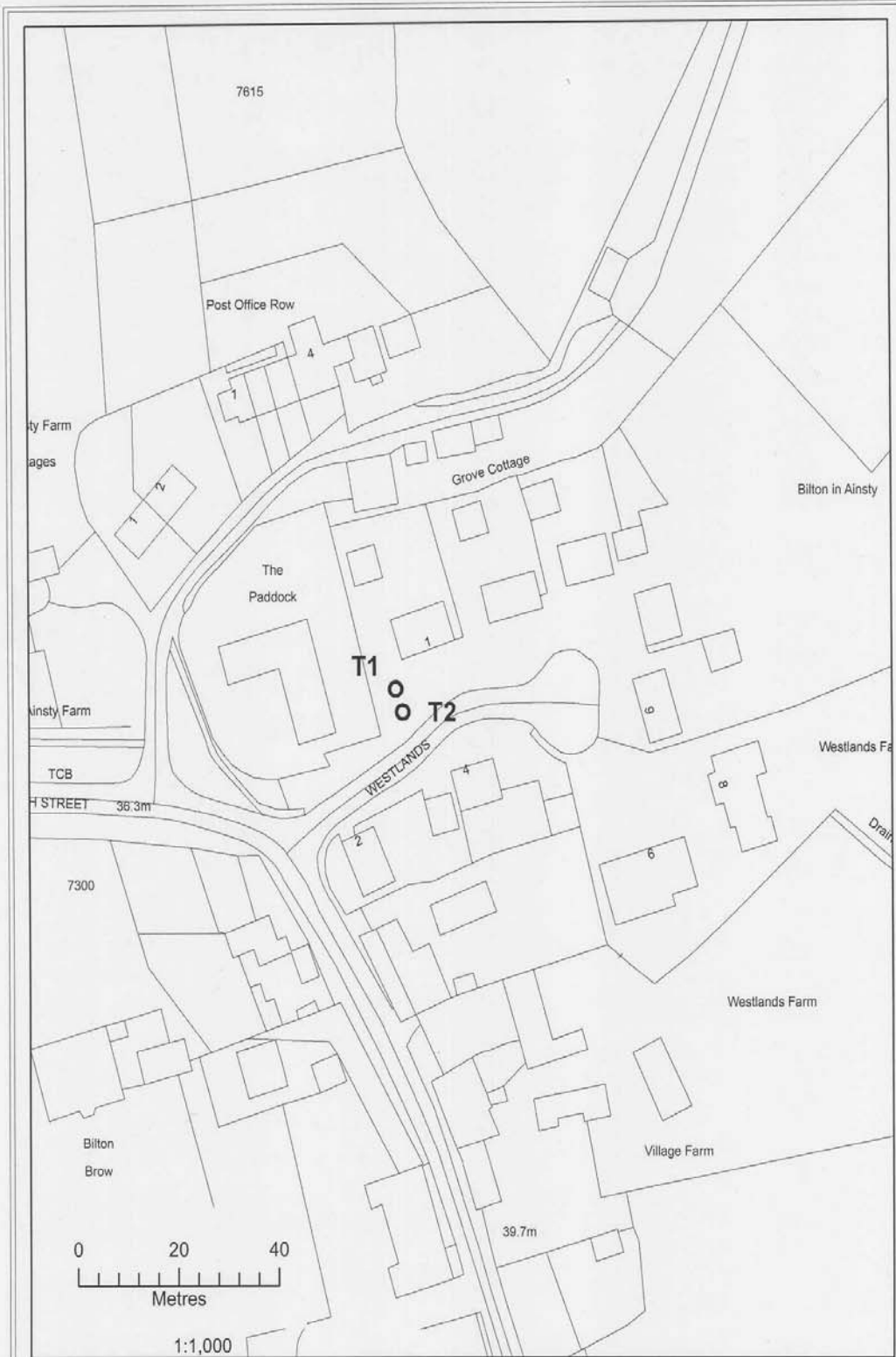
(within a continuous black line on the map)

Ref on Map	Description	Situation
------------	-------------	-----------

TREES SPECIFIED BY REFERENCE TO AN AREA

(within a dotted black line on the map)

Ref on Map	Description	Situation
------------	-------------	-----------



TPO No 33, 2005. 1 WESTLANDS, BILTON IN AINSTY

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Harrogate Borough Council, 100019628, 2005.



