



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
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Mrs. M. Law, Ms Height & Ms Langley,
C/O Mrs. M. Law,



This matter is being dealt with by:

Cathy White

Telephone: 01353 616336

E-mail: cathy.white@eastcambs.co.uk

My Ref: Trees/Littleport/TPO/E/01/16

Your ref

4th March 2016

Dear Mrs. Law,

PARISH OF LITTLEPORT IN THE COUNTY OF CAMBRIDGESHIRE
TREE PRESERVATION ORDER 60 ELY ROAD, LITTLEPORT, CAMBRIDGESHIRE NO - E/01/16

Thank you for your letter received 24th February 2016 addressed to Neil Horsewell, Trees Officer, concerning your objections to the serving of the Tree Preservation Order (TPO) for the three Cedar trees on your land at 60 Ely Road, Littleport. I note that your letter was signed by yourself and also signed on behalf of Ms Height and Ms Langley. Neil Horsewell, Trees Officer, acknowledged receipt of your letter on 26th February 2016.

I have notified the Planning Manager of your written objections received during the consultation period, which ended on 12th February 2016. She has asked us to prepare a report for the Planning Committee, to be held on Wednesday 6th April 2016, starting at 2pm. It will be for the Planning Committee to decide whether the Tree Preservation Order should remain in place and be confirmed.

You will all be welcome to attend the meeting and if any of you would like to speak to the Committee Members at the meeting, I enclose a leaflet explaining the procedure. The meeting will be held at the Council Offices, The Grange, Ely, in the Council Chamber. Our report will include a synopsis of the objections received, for Members to consider. A copy of your letter of objection will be made available for Members to see in full prior to the meeting. Members of Planning Committee will also make a site visit prior to the meeting.

I note your points of objection and I appreciate your concerns. Your objections were:

- a. Planning permission will be sought for seven dwellings at 60 Ely Road, Littleport and the preservation order will prohibit the number of new dwellings to accommodate the three TPO Cedar trees.
- b. The TPO will also prohibit future applications for planning permission to develop the land behind 60 Ely Road requiring an access road which will not be possible with the TPO trees in place.
- c. The trees are very large and would not be in keeping with the size of gardens of the new dwellings.
- d. The trees will restrict natural light in the new dwellings.
- e. The roots from the Cedar trees might cause damage to drainage in the new dwellings.
- f. There is nothing historic or special about the trees that require a TPO.
- g. Concern for potential risk of storm damage to the 3 Cedar trees as they had a Cedar tree at this site which split and fell in 2007 during a bad storm.

I will send you a copy of the report we will be presenting to the Planning Committee, recommending the confirmation of the tree preservation order. In response to the objections you raise I would make the following comments:

- The Council has not received a full or outline planning application seeking planning permission for new dwellings at 60 Ely Road, Littleport to date. The Council is aware that interest has been expressed to develop the site, but no development details or site layout has been granted planning permission to date.
- TPO's do not necessarily prevent planning applications being permitted. Serving the TPO on the three Cedar trees ensures they will be considered in any future planning application received for this site. Planning applications will consider any constraints identified which can then be discussed, including the removal and retention of trees on the site in relation to the proposed development layouts (including new service routes required, such as drainage), so that efforts can be made to accommodate trees where practically possible on a development site. Planning applications can be permitted that include schemes requiring the removal of TPO trees.
- The TPO will not stop owners managing their trees. It is advisable for all tree owners to have their trees (whether subject to a TPO or not) regularly inspected so the condition of each tree is monitored and essential tree works identified. The local authority will consider any future TPO tree work applications supported by professional arboricultural evidence for any required tree works identified.
- In the matter of potential damage to properties from failing trees or branches, this risk can be assessed by a professional Arboriculturalist who during their inspection of the tree should identify any defects that present a foreseeable risk. If any defects are observed and tree works recommended addressing those defects, this could then be submitted to support a future tree work application. The recommendations could then be assessed by the local authority as part of the application process for their suitability to manage that risk in terms of good arboricultural practice.
- Any species of tree may be considered for TPO status, whether native or exotic, and a TPO served if the tree is worthy and has amenity value. The amenity value is assessed by considering the following criteria for each new TPO proposed: visibility from a public place, individual impact (including size, form, and contribution to the local landscape), collective impact, and the wider impact (including significance in local setting and suitability). Expediency is also considered, and it would be considered expedient to serve TPO's where trees would be a significant visual loss to the local landscape, and where trees are currently unprotected and there is known interest to make changes to the site that could result in the loss of the trees.

Please do not hesitate to contact me if you need to discuss this matter further.

Yours sincerely,

Cathy White
Senior Trees Officer