

TREES AND DEVELOPMENT – SUPPLEMENTARY PLANNING GUIDANCE

Report By: Head of Planning Services

Wards Affected

1. County-wide

Purpose

2. To approve draft Supplementary Planning Guidance for trees on development sites and its publication for consultation purposes.

Financial Implications

3. At this stage, the costs involved are printing and dissemination to bodies and organisations in order to obtain their comments. These can be met within the existing budget.

Introduction

4. Councillors have always given careful consideration to the protection of important trees on development sites through the use of Tree Preservation Orders (TPOs). This reflects the fact that the Town and Country Planning Act 1990 makes specific reference to this requirement (section 197). However, the making of a TPO to protect important trees is only one of a range of actions necessary to ensure their long-term retention.
5. The need to retain important trees should be recognised at the site planning stage so that their presence, both above and below ground, can be taken into account. Consideration must also be given to future growth requirements, especially where young trees are involved. Subsequently after planning permission for development has been granted, the protection of trees during construction works is equally important, so there will be instances where detailed conditions are necessary which need to be regularly monitored.
6. Draft guidance has been produced (Appendix 1) containing advice upon how trees should be considered within the planning process. This covers considerations from the time when ideas about the form of development are being formulated before any application is made, through to the making and determining of a planning application, and then when construction works are taking place. Please note that in order to avoid delay in presenting the item to committee the full set of illustrations have yet to be prepared. However, the text is complete with the exception of a forward by the Cabinet Member for the Environment.
7. The intention is that the document should be published as a draft and relevant organisations and individuals consulted upon its content. The matter might also be discussed at the Tree Agents Forum comprising arboriculturists, tree surgeons and tree wardens. They have already supported the principle of such a document and

Further information on the subject of this report is available from Jane Patton, Landscape Officer
on 01432 260150

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have been helpful in identifying examples from elsewhere around the country. These documents have been drawn upon significantly in the preparation of the draft Supplementary Planning Guidance before you.

8. Planning Officers have already been provided with training upon this subject and the draft guidance reflects the advice they have been given. A member training event upon this matter and the protection of trees in general is planned for Friday 29th October, 2004.

RECOMMENDATION

THAT Cabinet Member for the Environment be recommended to approve draft Supplementary Guidance for Trees and Development for consultation purposes and officers be authorised to carry out consultation upon this with relevant parties.

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