

## AMENITY EVALUATION CHECKLIST

COMPLETED BY E HOOD

DATE FORM COMPLETED 4/12/2024

### Reference

TPO/002/24

### Address

82 KING STREET

### Town

KNUTSFORD

### Postcode

WA16 6ED

## 1. BACKGROUND CHECK

**Any existing TPOs on or adjacent to the site/land?**

No

**Is the site within a conservation area?**

Yes

**Is the conservation area designated partly because of the importance of trees?**

No

**Is the site adjacent to a Conservation Area?**

Within

**Are there any Listed Buildings on or adjacent to the site?**

Yes – tree within land attached to 82 King Street a Grade II Listed Building

**Local Plan land-use designation**

HER 1/HER 3 - Knutsford Conservation Area

RET 1RET 7 - Town Centre Boundary & Primary Shopping Area

**Are there currently and designated nature conservation interests on or adjacent to the site?**

No

**Relevant site planning history (incl. current applications)**

23/1649M Removal of ATM, existing signage and reinstate materials where required – Approved with conditions 15/6/2024

23/2765M - Prior Approval: Change of use - All Other - Prior approval for change of use of an existing 2 storey office building with off road parking into 2no. self contained class C3 apartments. – Approved with conditions – 24/11/2023

24/2839M – Full Planning - Proposed new pitched roof covering, repainting of existing windows and splitting the property into two demises excluding any change of use – Approved with conditions - 3/10/2024

24/2840M - Listed building consent for proposed new pitched roof covering, repainting of existing windows and splitting the property into two demises excluding any change of use – Approved with conditions 3/10/2024

24/3266M – Full Planning - Listed building consent for the development at 82 King Street will convert the listed building into a restaurant and bar, preserving its historic features while adding a rooftop terrace and modern facilities – Withdrawn 16/9/2024

24/3267M - Listed Building Consent for the development at 82 King Street will convert the listed building into a restaurant and bar, preserving its historic features while adding a rooftop terrace and modern facilities – Withdrawn 26/9/2024

**Are there any Scheduled Ancient Monuments on or adjacent to the site?**

No

**Is the land currently safeguarded under the Town & Country Planning (Aerodromes & Technical Sites) Direction 1992?**

Yes

**Does the Forestry Commission currently have an interest in the land?**

No

**Grant scheme**

N/A

**Forestry Dedication Covenant**

N/A

**Extant Felling Licence**

N/A

**Are any of the trees situated on Crown Land?**

No

**Are any of the trees situated on NHS land?**

3

No

**Is the land owned by this Local Authority**

No

**Is the land owned by another Local Authority**

No

## **2. Motivation**

**Development Control**

No

**2a(1) Application Ref**

N/A

**2a(2). Committee deadline**

N/A

**Development Control Office comments**

N/A

**Conservation Area Notification**

Yes

**Application ref**

24/4411/TCA

**Date of registration**

31/10/2024

**Expiry date**

12/12/2024

**Emergency action**

N/A

**Strategic inspection**

N/A

**Change to Local Plan land-use**

N/A

**Change in TPO legislation**

4

N/A

**Sale of Council owned land**

N/A

**Reviewing existing TPO**

N/A

**Hedgerow Regulations 1997**

N/A

**3. Source**

**Source**

Tree officer

**Site visit date**

28/11/2024

**Inspecting Officer**

E Hood

**Site description**

The tree is located on the south western boundary of a rectangular plot of land to the west of the former Bank on King Street which is a Grade II Listed building.

**Description of surrounding landscape character**

The tree is likely the last remaining high canopy tree in the area of land between Princess Street and King Street. A linear row of Listed buildings stand to the east of the tree on King Street and to the south on Regent Street. A view of the 1875 Ordnance Survey suggests that the tree likely stood on the boundary of a former garden area associated with 82 King Street which benefited from trees, and which extended from the rear of the property up to the Princess Street boundary. The same area on the Cheshire Tithe Maps shows it listed as Plot 111 and suggests that it did not comprise of any built structures.

**Statement of where the trees are visible from**

The tree is visible from Slaters Court, Red Cow Yard, Leaks Terrace, with filtered views from commercial and residential properties elsewhere in the town centre

**Photograph the trees, the site and surroundings**

See Landscape Appraisal

**Landscape function**

Filtered views, Backdrop, Glimpses between properties or through gateways

**Visual prominence**

Site and immediate surroundings

**Species suitability for the site**

Fairly suitable

**Condition**

Good

**Past work consistent with prudent arboricultural management?**

Yes

**Are past works likely to have compromised long term retention?**

No

**Will past work necessitate any particular future management requirements**

N/A

**Tree size (at maturity)**

Large (more than 15m)

**Presence of other trees**

Low percentage tree cover

**Define visual area/reference points**

Nearby roads, adjacent properties and footpaths

**Are the benefits current?**

Yes

**4. BENEFITS**

**Assessment of future benefits**

The tree appears to represent good future growth potential, and the TPO will ensure the retention of a mature Lime assessed as making a valuable contribution to the Conservation Area. The trees loss would arise in a detrimental impact on the existing landscape character and amenity of the area.

**Assessment of importance as a wildlife habitat**

Potential to provide nesting opportunities for birds

**Additional factors**

Conservation area (within or adjacent), Contribution to the setting of a Listed Building, Historical associations

## **5. EXCEPTIONS (TCPA 1990)**

**Are any of the trees obviously dead, dying or dangerous**

No

**Are there any statutory obligations which might apply?**

No

**Is there any obvious evidence that the trees are currently causing any actionable nuisance?**

No

**Based on the trees in their current locations, is the likelihood of future actionable nuisance reasonably foreseeable?**

No

**Is there any Forestry Commission interest in the land?**

No

**Are there any extant planning approvals on the site which might compromise retention of the trees?**

No

## **6. EXCEPTIONS (MODEL ORDER)**

**Are there any lapsed planning approvals which might have compromised the trees?**

No

**Are any of the trees obviously cultivated for commercial fruit production?**

No

**Are any of the trees situated on or adjacent to a statutory undertaker's operational land?**

No

**Are any of the trees situated on or adjacent to land in which the Environment Agency has an interest?**

No

## **7. COMPENSATION**

**Do any of trees currently show any obvious signs of causing damage?**

No

**Based on the trees in their current locations, is the risk of future damage reasonably foreseeable?**

7

No

**Are there any reasonable steps that could be taken to avert the possibility of future damage or to mitigate its extent?**

N/A

**If yes provide details (reasonable steps)**

N/A

## **8. HEDGEROW TREES**

**Individual standard trees within a hedge**

No

**An old hedge which has become a line of trees of reasonable height**

No

**Are the "trees" subject to hedgerow management?**

No

**Assessment of past hedgerow management**

N/A

**Assessment of future management requirements**

N/A

## **9. MANAGEMENT**

**Are the trees currently under good arboricultural or silvicultural management**

Little evidence of recent pruning works and no applications to carry out works to tree on file, but tree could be managed to maintain a sustainable relationship with the setting and adjacent buildings

**Is an order justified?**

Yes

**Justification (if required)**

The Sec 211 notification received provides the opportunity for the Council to consider whether a tree is suitable for a TPO and whether there would be a loss in amenity if the works were implemented as proposed. The Site visit confirms the tree is a high amenity landscape feature worthy of formal protection. The TPO will ensure the long term retention, protection and appropriate management of the tree in accordance with best practice recommendations.

## 10. DESIGNATIONS

**Do the trees merit protection as individual specimens in their own right?**

Yes

**Does the overall impact and quality of the trees merit a group designation?**

No

**Would the trees reasonably be managed in the future as a group?**

No

**Area**

N/A

**Woodland**

No

**Does the 'woodland' form an area greater than 0.1 hectare?**

N/A

## 11. MAP INFORMATION

**Identify the parcel of land on which the trees are situated**

As indicated on TPO Plan

**Identify all parcels of land which have a common boundary with the parcel concerned**

Confirmed on map

## 12. LAND OWNERSHIP

**Land ownership details (if known)**

Please see list of persons to be served with the TPO

**Land Registry search required?**

Yes

## 13. SUPPLEMENTARY INFORMATION

**Has a detailed on-site inspection been carried out?**

Yes

**Does the risk of felling justify making an order prior to carrying out a detailed on-site inspection**

Yes

**Provide details of trees to be excluded**



No other trees in vicinity

**Additional publicity required?**

No

**Relevant Local Plan policies**

SE7 The Historic Environment

SE5 Trees, Hedgerows and Woodlands

Knutsford Neighbourhood Plan

**Statement of reasons for promoting this Order (free text)**

- a) It is in the interests of maintaining the amenity of the area in which the tree stands, in that it is considered to be a long-term amenity feature.
- b) The Council has been served a Section 211 notice under the Town and Country Planning Act of the intention to remove a mature tree to the rear of 82 King Street
- c) To maintain the landscape character and historic character of Knutsford (Town Centre) Conservation Area.
- d) Such amenities are enjoyed by the public at large and without the protection the Order affords; there is a risk of the amenity being destroyed.
- e) It is considered expedient in the interests of amenity to make provision for the trees long-term retention.
- f) In the interests of securing the retention and enhancement of established tree cover in accordance with the strategic goals and priorities of the Cheshire East Council Environmental Strategy and Green Infrastructure Plan.

**Would loss of the trees have a significant impact on the local environment?**

No

**Will a reasonable degree of public benefit accrue?**

No

**Is an Order in the interests of amenity?**

Yes

**Is an Order expedient in the circumstances?**

Yes

**Date form completed**

04/12/2024

10

**Form status**

Completed

**Completed by**

E Hood

**Parish**

Knutsford Town Council

**Ward**

Knutsford