



# Amenity Evaluation Checklist

Completed by:

Date form completed:



Form status:



Reference

Attachments

[Click here to attach a file](#)

Amenity Evaluation Checklist - New Item.pdf

Address

Town

Postcode

Ward:



## 1. BACKGROUND FILE CHECK:

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



Is the site within a conservation area?



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



Is the site adjacent to a Conservation Area?



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



Local Plan land-use designation

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

Relevant site planning history (incl. current applications)

#### 17/4843T - Section 211 Notification -

T1.Sycamore. Dismantle the large Sycamore located at the rear boundary of the property. Leave stump as close to ground level as possible. Reason: overpowering the garden.Dominating other trees and flower beds

T2. Prunus Serulla. Crown raise to 2.5 metres from ground level. Reason:to crown lift over the garden for access

T3. Beech. Crown raise to 5 metres from ground level over garden and shorten overhanging limbs by 1 metres. Reason: to reduce/control the overhanging of this tree into the garden

T4. Copper Beech. Remove the limb extending towards the shrub bed. Reduce and reshape the crown where this extends over the garden. No work to be undertaken on the canopy over the neighbouring property. Reason: to crown lift over the shrub bed and control height/spread over the garden

### STATUTORY CONSULTEES

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?

No



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

No



Grant scheme

☐

Forestry Dedication Covenant

☐

Extant Felling Licence

☐

Are any of the trees situated on Crown Land?

No



Are any of the trees situated on NHS land?

No



Is the land owned by this Local Authority

No



Is the land owned by another Local Authority

No



## 2. MOTIVATION

Development Control

☐

- Application Ref

- Committee deadline



- Development Control Office comments

Conservation Area Notification

☒



Application ref


17/4843T

Date of registration

21/09/2017



Expiry date	15/11/2017 
Emergency action (immediate threat to the trees)	<input type="checkbox"/>
Strategic inspection	<input type="checkbox"/>
Change to Local Plan land-use	<input type="checkbox"/>
Change in TPO legislation	<input type="checkbox"/>
Sale of Council owned land	<input type="checkbox"/>
Reviewing existing TPO	<input type="checkbox"/>
Hedgerow Regulations 1997	<input type="checkbox"/>
<b>3. SOURCE</b>	
Source	Tree officer ▼
<b>4. LANDSCAPE APPRAISAL</b>	
Site visit date	15/11/2017 
Inspecting Officer	E Hood
Site description	<p>The Sycamore is located adjacent to the northern rear boundary of 59 Park Lane approximately 40 metres to the north of the property which is located within the Park Lane (Congleton) Conservation area and within the landscaped gardens of a detached house which features on the 1845 Ordnance Survey map of Congleton. The properties on Park Lane benefit from continuous and mostly protected tree cover to the road frontage, but green coverage in the form of mature and semi mature trees is present to the northern boundary of the properties which also defines the northern boundary of the Conservation Area and which is slightly elevated and clearly visible from residential properties located on Edinburgh Road.</p>
Description of surrounding landscape character	<p>Park Lane Conservation Area is designated in part due to the nature of the sylvan setting along the Park Lane road frontage which benefits from many established mature trees afforded protection by existing TPO's. The eastern end of Area 5 of the Congleton Borough Council (Park Lane, Congleton) TPO 1974 is located inside the front southern boundary of the property. Group G2 of Congleton Borough Council (Hillesdon, 57 park Lane, Congleton) TPO 1996 abutts the garden boundary to the west. The property abutts Hillesdon Close to the west which is a more recent development, with one other detached Victorian residence to the east and the post war development on Edinburgh Road located to the north.</p>
Statement of where the trees are visible from	<p>The trees are visible from Hillesdon Rise and Edinburgh Road with filtered views between properties and from The Parklands</p>

annotate map	
Photograph the trees, the site and surroundings	 Click here to insert a picture
annotate map	
Landscape function	<input type="checkbox"/> Landmark trees <input checked="" type="checkbox"/> Skyline <input type="checkbox"/> Road frontage (trunk) <input type="checkbox"/> Road frontage (principal) <input type="checkbox"/> Road frontage (classified) <input type="checkbox"/> Road frontage (unclassified) <input checked="" type="checkbox"/> Backdrop <input checked="" type="checkbox"/> Glimpses between properties or through gateways <input checked="" type="checkbox"/> Filtered views <input checked="" type="checkbox"/> Screening/buffering
Visual prominence	<input checked="" type="checkbox"/> Conurbation <input checked="" type="checkbox"/> Neighbourhood, estate, locale <input checked="" type="checkbox"/> Site and immediate surroundings <input type="checkbox"/> Value restricted site
Species suitability for the site	Particularly 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?	
Tree size (at maturity)	Large (more than 15m) ▼
Presence of other trees	Medium percentage tree cover ▼
Define visual area/reference points	
<b>BENEFITS</b>	
Are the benefits current?	Yes ▼
Assessment of future benefits (future growth potential; continuity/sustainability of tree cover; development)	The tree represents both current and future growth potential and constitutes a mature structurally un compromised tree
Assessment of importance as a wildlife habitat	Possible nesting site for birds and bats
Additional factors	

- ☐ Exceptional landscape value
- ☒ Conservation area (within or adjacent)
- ☐ Contribution to the setting of a Listed Building
- ☐ Part of deliberate composition (avenue/focal point)
- ☒ Screening/buffering (visual/noise)
- ☐ Botanical interest/rarity
- ☐ Historical associations

## 5. EXEMPTIONS (TCPA 1990)

Are any of the trees obviously dead, dying or dangerous

No



Are there any statutory obligations which might apply?  
(consider: Highways Act 1980, Electricity Act 1989, Civil Aviation Act 1982)

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



## 6. EXEMPTIONS (MODEL ORDER):

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

No



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?

☐

If Yes provide details

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

☐

If yes provide details

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	
<b>8. HEDGEROW TREES:</b>	
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	
Assessment of future management requirements	
<b>9. MANAGEMENT:</b>	
Are the trees currently under good arboricultural or silvicultural management	Yes ▼
Is an order justified?	Yes ▼
Justification (if required)	To ensure the retention of a mature tree located in a Conservation Area. The tree is visible from several public vantage points and is the subject of a Section 211 notice to fell. The tree exhibits good vitality and is situated an acceptable distance from the tree owners property and that of the residential dwellings located on Edinburgh Road and there is no arboricultural justification for the removal of the tree.
<b>10. DESIGNATIONS:</b>	
<b>a. Individual</b>	
Do the trees merit protection as individual specimens in their own right?	Yes ▼
<b>b. Group</b>	
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 ▼
<b>c. Area</b>	
Area	

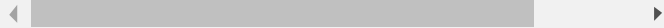
- ☐ Does the 'area' comprise scattered individual trees?
- ☐ Is the area classification warranted as an emergency measure?
- ☐ Is the area designation intended as a temporary measure?
- ☐ Do all trees/species merit inclusion?



#### d. Woodland

Woodland

- ☐ Does the 'woodland' form an area greater than 0.1 hectare?
- ☐ Would normal silvicultural management principles reasonably be expected to be applied?
- ☐ Does the 'woodland' currently contain regeneration and a significant number of trees?
- ☐ Does the 'woodland' form part of a garden?



### 11. MAP INFORMATION:

Identify the parcel of land on which the trees are situated.  
(Outline in **red** on the attached location plan)

☐

Identify all parcels of land which have a common boundary with the parcel concerned  
(Outline in **green** on the attached plan)

☐

Identify all parcels of land over which the physical presence of the trees is situated, or that they could reasonably be expected to cover during their lifetime  
(Cross hatch on the plan)

☐

### 12. LAND OWNERSHIP:

Land ownership details (if known)

Please see list of persons served with Order

Land Registry search required?

☐

### 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?

No



Provide details of trees to be excluded



Three other trees are included in the Section 211 notice however the works to these trees accord with the requirements of BS3998 Tree Work Recommendations and will not result in any loss of amenity therefore a TPO is not justified in respect of these trees

Additional publicity required?

☐

Relevant Local Plan policies

Cheshire East Local Plan - SE5 Trees, hedges and woodlands and SE7 The Historic Environment  
  
Congleton Borough Council - Conservation Area

Statement of reasons for promoting this

Order	<p>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</p> <p>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</p> <p>The Council has been served a Section 211 notice under the Town and Country Planning Act of the intention to fell one mature Sycamore within a Conservation Area</p> <p>To maintain the landscape setting and historic character of the Park Lane (Congleton) Conservation Area</p>
<b>14. SUMMARY:</b>	
Would loss of the trees have a significant impact on the local environment?	<div>Yes ▼</div>
Will a reasonable degree of public benefit accrue?	<div>Yes ▼</div>
Is an Order in the interests of amenity?	<div>Yes ▼</div>
Is an Order expedient in the circumstances?	<div>Yes ▼</div>