

SLOUGH BOROUGH COUNCIL

REPORT TO: Planning Committee **DATE:** 18th February 2016

CONTACT OFFICER: Lorna Brown, Senior Monitoring Officer
(For all Enquiries) 01753 875829

WARD(S): Colnbrook with Poyle

PART 1

FOR DECISION

TREE PRESERVATION ORDER NO. 4 OF 2015 IN RESPECT OF LAND ADJACENT TO 10 LAYBURN CRESCENT, SLOUGH, SL3 8QN

1.0 Purpose of Report

1.1 To seek confirmation of Tree Preservation Order No. 4 of 2015 served on 29th October 2015.

2.0 Recommendation(s)/Proposed Action

The Committee is requested to resolve that Tree Preservation Order No. 4 of 2015 be confirmed.

3.0 The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan

3.1 Slough Joint Wellbeing Strategy Priorities

Protecting a tree with amenity value will have an impact upon the following SJWS priorities:

- *Regeneration and Environment*
- *Housing*

3.2 Five Year Plan Outcomes

Protecting the tree will not directly relate to any of the outcomes in the Five Year Plan

4.0 Other Implications

(a) Financial

The proposed work can be carried out within existing budgets and so there are no financial implications of the proposed action.

(b) Risk Management

It is considered that the risks can be managed as follows:

<i>Recommendation</i>	<i>Risk/Threat/Opportunity</i>	<i>Mitigation(s)</i>
That the Tree Protection Order is confirmed.	An important mature tree, which contributes to the local amenity will be lost as part of the redevelopment of the site.	Agree the recommendations.

(c) Human Rights Act and Other Legal Implications (*compulsory section to be included in **all** reports*)

There are no Human Rights Act Implications as a result of this report.

(d) Equalities Impact Assessment

There are no equality impact issues.

5.0 **Supporting Information**

5.1 On 29th October 2015 a Tree Preservation Order (No. 4 of 2015) was served on the following:

- Scott Terence William Byrant 8 Layburn Crescent, Slough, SL3 8QN
- The Owner 8 Layburn Crescent, Colnbrook, SL3 8QN
- The Occupier 8 Layburn Crescent, Slough, SL3 8QN
- Luisa Michelle Bryant 8 Layburn Crescent, Slough, SL3 8QN
- The Owner 9 Layburn Crescent, Colnbrook, SL3 8QL
- The Occupier 9 Layburn Crescent, Colnbrook, SL3 8QL
- Jairaj Ramji Singadia 9 Layburn Crescent, Colnbrook, SL3 8QL
- Pushpa Jairaj Singadia 9 Layburn Crescent, Colnbrook, SL3 8QL
- The Owner 10 Layburn Crescent, Slough, SL3 8QN
- The Occupier 10 Layburn Crescent, Slough, SL3 8QN
- Kevin Barry Jennings 10 Layburn Crescent, Slough, SL3 8QN
- The Owner 12 Merlin Close, Colnbrook, SL3 8QN
- The Occupier 12 Merlin Close, Colnbrook, SL3 8QN
- Stephen James Hegarty 12 Merlin Close, Colnbrook, SL3 8QN
- Keren Andrea Hegarty 12 Merlin Close, Colnbrook, SL3 8QN

- Nationwide Building Society, Nationwide House, Pipers Way, Swindon SN38 1 NW
- Bank of Scotland PLC, Halifax Division, 1 Lovell Park Road, Leeds, LS1 1NS
- Thames Water Utilities Limited, Clearwater Court, Vastern Road, Reading, Berkshire, RG1 8DB
- Barclays Bank PLC, PO Box 187 Leeds, LS11 1AN

- National Westminster Bank Plc, Mortgage Centre, PO Box 12201, 7 Brindley Place, Birmingham, B2 2NA

With documents described as:

- (1) letter;
- (2) **Formal Notice**
- (3) **Tree Preservation Order 4 of 2015; and**
- (4) **Guidance**

The reason given for making this Order was 'without a TPO preventing unauthorised work to the tree, it is likely that any work would have a significant detrimental impact both aesthetically and from an arboricultural point of view. It is therefore in the interests of the tree and consequently of the local amenity to make it subject to TPO'.

A site visit was carried out but our Tree Consultants, R Watts and Sons and on their recommendations a Tree Preservation Order was issued and served.

5.2 The Tree Preservation Order includes 2 no. Fraxinus Exelsior (Common Ash)

5.3 On 18th November 2015 we received one objection to 'T2' on the plan from an interested party who was interested in buying the land for development purposes. The land has now been sold to a different person(s).

5.4 It is considered the opinion of R Watts & Sons being the tree consultants to Slough Planning Department that it is the responsibility of the Local Planning Authority to consider all requests for new Tree Preservation Orders with reference to the relevant guidelines. Please see below outcome of tree evaluation:

5.4.1 Condition & suitability for TPO is suitable (fair/satisfactory)

5.4.2 Retention span (in years) & suitability for TPO is highly suitable ('100+ years').

5.4.3 Relative public visibility & suitability for TPO is suitable (large trees, or medium trees clearly visible to the public)

6.0 **Conclusion**

In light of the above it is being recommended that Tree Preservation Order No. 4 of 2015 be Confirmed.

7.0 **Background Papers**

None other than those referred to in the report.