

Report

Report to:	Planning Committee
Date of Meeting:	13 February 2018
Report by:	Executive Director (Community and Enterprise Resources)

Subject:	Tree Preservation Order – Broughton Road, Biggar
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1. Purpose of Report

1.1 The purpose of the report is to:-

- Seek approval for the making of a Tree Preservation Order (TPO) on two beech trees situated on Broughton Road, Biggar, approximately 52 metres southeast of the junction with Stephen Avenue and northwest 15 metres of the junction with Dene Park.

2. Recommendation(s)

The Committee is asked to approve the following recommendation(s):-

(1) that a Provisional Tree Preservation Order be promoted under the terms of Section 163 (Provisional Tree Preservation Order) of the Town and Country Planning (Scotland) Act 1997 on the trees identified on the attached plan.

(2) that this Provisional Tree Preservation Order be confirmed within six months from the date of this Order should there be no objections.

3. Background

3.1. The trees that are subject to the proposed TPO are located along Broughton Road adjacent to an area of open space which is privately owned. They are located adjacent to an avenue of mature lime trees on Dene Park which are protected by an existing Tree Preservation Order (CL05). A pre-application enquiry has been received proposing the development of this area which would involve the erection of a new access between the beech trees. Roads and Transportation Services have advised that for the access to safely operate and the requirements for visibility splays the two trees would require to be removed.

4. Policy History

4.1. The land upon which the trees are located and the surrounding area is designated as the General Urban Area (Policy 6) within the South Lanarkshire Local Development Plan (2015) which seeks to safeguard the character and amenity of urban areas and settlements which are predominately residential in nature. Policy NHE13 - Tree Preservation Orders details that trees which are considered to be of significance will be protected from inappropriate development through the enforcement of existing TPOs. Further TPOs will be promoted as and when required. The promotion of this TPO would be in accordance with Policy NHE13.

5. Ground for Making the TPO

- 5.1 The reason for making the TPO is that the two mature beech trees are considered to contribute to the character, amenity and sense of place within the local area. They are notably visible by virtue of their size, form and location on the edge of Biggar on a main transport route and this is reinforced in the context of their relationship with the mature lime avenue, on Dene Park, which is subject to TPO CL05. In this regard, the Council's Arboricultural Manager has advised that the trees should be protected, given their stature, contribution to the local area and potential for development pressure. In the absence of a planning application for development of the site being submitted and assessed, there are no planning controls which could be employed to protect and retain these trees. In addition, the TPO will ensure that only appropriate maintenance is undertaken in consultation with the Council. In order to ensure the future retention of the tree, the promotion of a TPO is considered necessary.

6. Employee Implications

- 6.1. None.

7. Financial Implications

- 7.1. None.

8 Other Implications

- 8.1 There are no implications for risk or sustainability in terms of the information contained in this report.

9. Equality Impact Arrangements and Consultation Arrangements

- 9.1 Consultations have taken place with the Council's Arboricultural Manager. There is no requirement to carry out an impact assessment in terms of the proposals contained within this report.

Michael McGlynn

Executive Director (Community and Enterprise Resources)

29 January 2018

Link(s) to Council Objectives/Values/Ambitions

- Work with communities and partners to promote high quality, thriving and sustainable communities (Source: Connect)

Previous References

None

List of Background Papers

None

Contact for Further Information

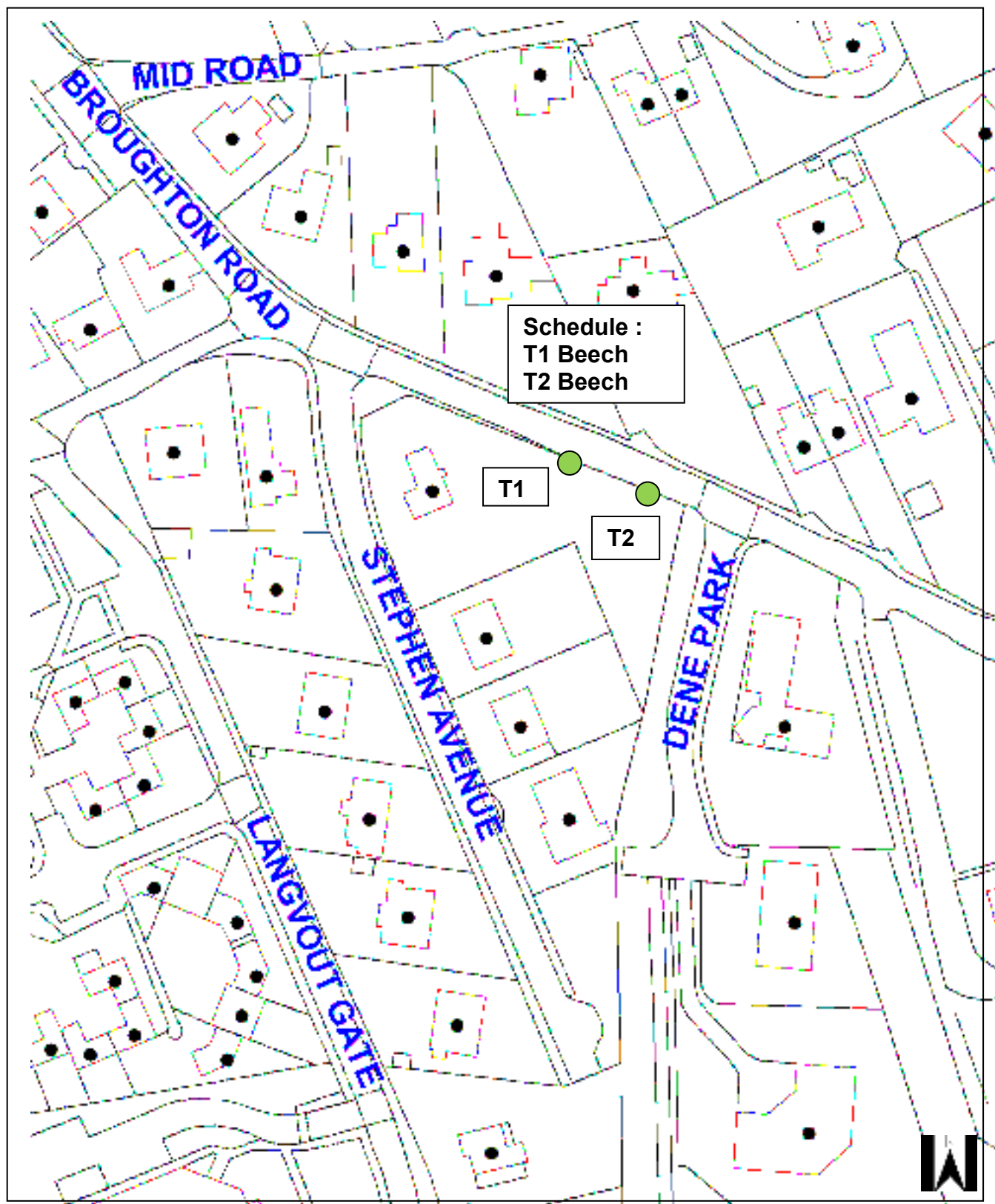
If you would like to inspect the background papers or want further information, please contact: -

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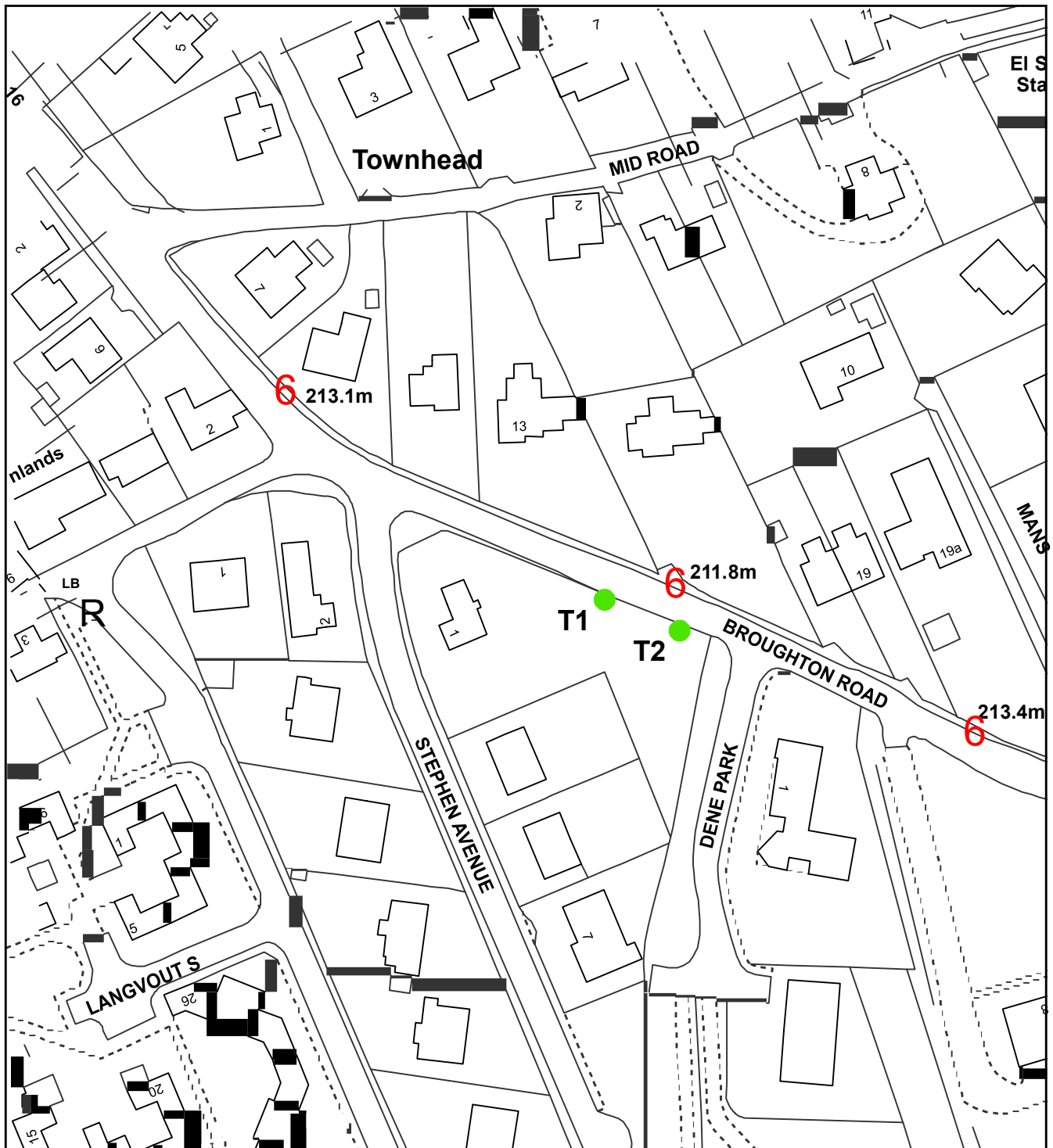
For information only



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Tree Preservation Order - No SL52

Broughton Road, Biggar



This is the plan referred to in the foregoing Tree Preservation Order

Schedule : T1 Beech
T2 Beech

**Community and Enterprise Resources
Planning & Building Standards Services**

Date: January 2018

Scale: 1:1,250

O.S. Coordinates:



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