

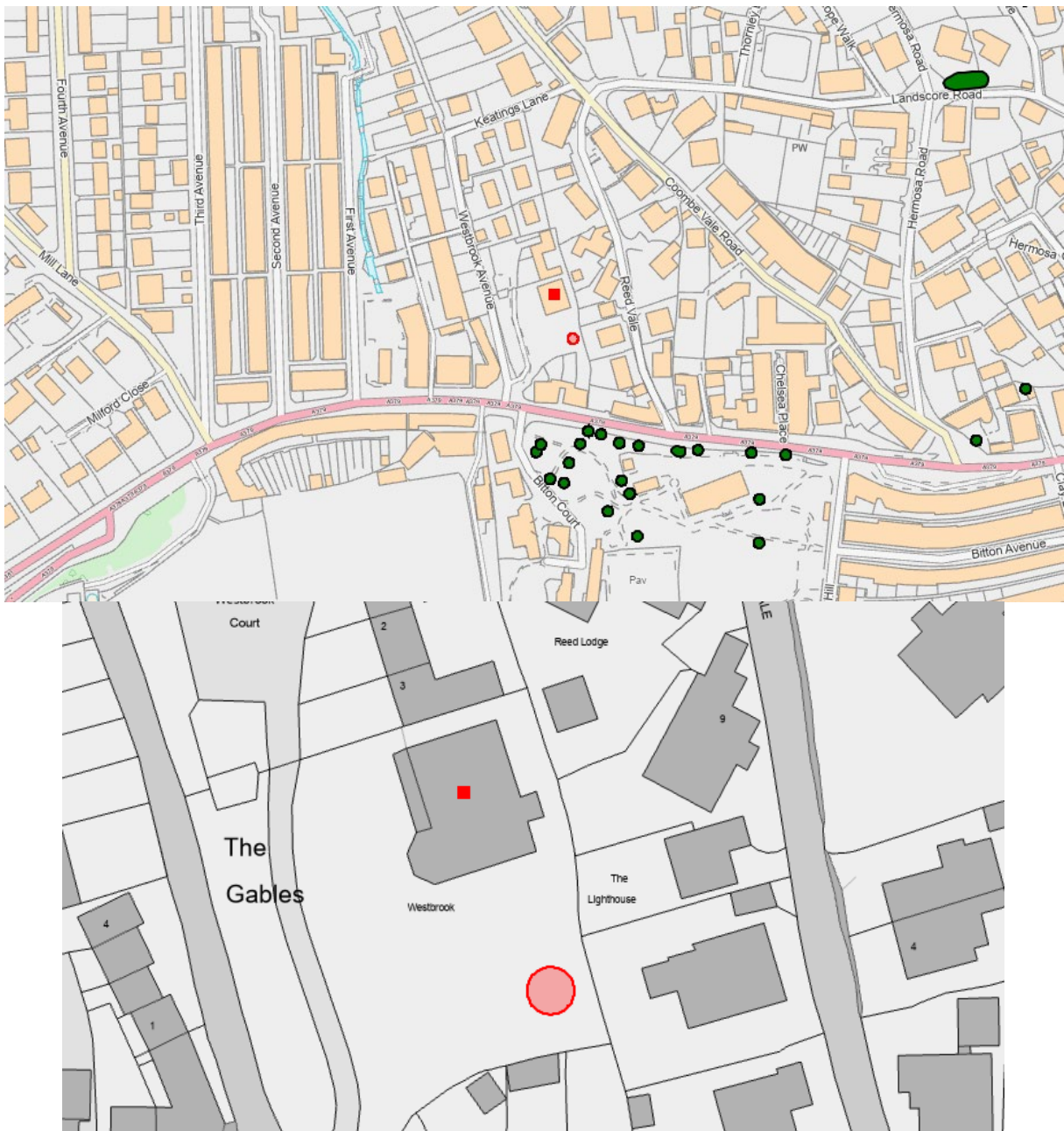
PLANNING COMMITTEE REPORT

CHAIRMAN: Cllr Colin Parker



SUBJECT: The District of Teignbridge (Westbrook House, Westbrook Avenue, Teignmouth, TQ14 9EL) Tree Preservation Order 2024
E2/28/70

CASE OFFICER:
WARD COUNCILLORS Cllr Andy Henderson Teignmouth West



RECOMMENDATION

The Planning Committee is recommended to resolve that:

The District of Teignbridge (Westbrook House, Westbrook Avenue, Teignmouth, TQ14 9EL) Tree Preservation Order 2024 is confirmed unmodified.

1. PURPOSE

The District of Teignbridge (Westbrook House, Westbrook Avenue, Teignmouth, TQ14 9EL) Tree Preservation Order 2024 protects a Cedar tree located within the garden of Westbrook House, Westbrook Avenue, Teignmouth, TQ14 9EL.

The provisional tree preservation order (TPO) was served on 13 November 2024 following advice that it was potentially under threat. The provisional protection will cease on 13 May 2025, if it is not confirmed.

2. BACKGROUND

The Cedar is an individual tree which stands alone and is a prominent feature within the wider and immediate visual area. Westbrook House is a Listed Building, and the Cedar is a tie to its heritage and past.



Local Planning Authorities (LPAs) have a duty under Part VIII Section 197 of the Town and Country Planning Act 1990 (TCPA) to ensure the protection of trees by making TPOs where it is considered necessary. Section 198 of the TCPA states LPAs may make a TPO if it appears to them to be “expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area”.

Further guidance may be found in National Planning Policy Guidance “Tree Preservation Orders and trees in conservation areas”

3. REASON

The tree is highly visible and contributes to the visual amenity of the area. The loss of the tree would have a detrimental impact upon the visual amenity of the area. It is a medium sized tree of good form with a life expectancy of 40 – 100 years.

The tree has an amenity rating of 19. The suitable benchmark rating for inclusion within a tree preservation order is 15. See Appendix I

Due to the importance of the tree within the local landscape The District of Teignbridge (Westbrook House, Westbrook Avenue, Teignmouth, TQ14 9EL) Tree Preservation Order 2024 was made and served on 13 November 2024.

The owner of the tree supports the Tree Protection Order:

- The tree is a local landmark and a magnificent sight on the highest point overlooking the surrounding houses and partners the grand Bitton House and Park.
- There is a serious threat of the tree being damaged and branches removed.

One letter of objection has been received from a neighbouring property.

- The tree should be trimmed back to the boundary of Westbrook House and made safe before the order is passed permanently.
- Our requests to trim the branches on our side have been ignored.
- The tree is dangerous in its present condition, the huge branches violently sway, it is only a matter of time until they break and fall.
- Feel that they are prisoners in their own home and unable to use their garden.

4. SUSTAINABILITY IMPLICATIONS

Trees in urban areas are a vital component of a sustainable future, serving to absorb CO², create oxygen and filter pollutants that exacerbate conditions such as eczema and asthma, as well as providing shade and screening and a softening of the built environment. Trees provide a sense of place, habitat for fauna and flora, as well as uplifting the spirits of many people.

5. FINANCIAL IMPLICATIONS

None

6. OPTIONS

The Planning Committee can decide to:

- Confirm the Tree Preservation Order unmodified
- Confirm the Tree Preservation Order in a modified form

TEIGNBRIDGE DISTRICT COUNCIL

- Not to confirm the Tree Preservation Order

Head of Development Management

TEIGNBRIDGE DISTRICT COUNCIL

APPENDIX I

AMENITY EVALUATION RATING FOR TPOs

TPO No:	E2/28/70	Site Visit Date:	6 November 2024
TPO Name:	The District of Teignbridge (Westbrook House, Westbrook Avenue, Teignmouth, TQ14 9EL) Tree Preservation Order 2024	Effective Date:	13 November 2024
Address	Westbrook House, Westbrook Avenue, Teignmouth, TQ14 9EL,	TPO Designation	Individual tree
Rating		Surveyed by:	Devon Tree Services
Reason for TPO	Under threat		

1. <u>Size – height x spread</u> 1 very small 2-5m ² 2 small 5-10m ² 3 small 10-25 ² 4 medium 25-50m ² 5 medium 50-100m ² 6 large 100-200m ² 7 very large 200m ² +	Score 6	6. <u>Suitability to area</u> 1 Just suitable 2 Fairly suitable 3 Very suitable 4 Particularly suitable	Score 3
2. <u>Life expectancy</u> 1 5-15 yrs 2 15-40 yrs 3 40-100yrs 4 100yrs +	Score 3	7. <u>Future amenity value</u> 0 Potential already recognised 1 Some potential 2 Medium potential 3 High potential	Score 0
3. <u>Form</u> -1 Trees which are of poor form 0 Trees of not very good form 1 Trees of average form 2 Trees of good form 3 Trees of especially good form	Score 2	8. <u>Tree influence</u> -1 Significant 0 Slight 1 Insignificant	Score 0
4. <u>Visibility</u> 1 Trees only seen with difficulty or by a very small number of people 2 Back garden trees, or trees slightly blocked by other features 3 Prominent trees in well frequented places	Score 2	9. <u>Added factors</u> <i>If more than one factor relevant maximum score can still only be 2</i> 1 Screening unpleasant view 1 Relevant to the Local Plan 1 Historical association 1 Considerably good for wildlife 1 Veteran tree status	Score 1
5. <u>Other trees in the area</u> 0.5 Wooded surrounding 1 Many 2 Some 3 Few 4 None	Score 2	10. <u>Notes and total score</u> Reasonable for inclusion within the TPO The Cedar tree is a stand alone feature which is prominent within the wider and immediate visual area. Westbrook House is a listed building and the Cedar is a tie to its heritage and past. There are	

TEIGNBRIDGE DISTRICT COUNCIL

		other trees on site which are also key visual features at the front of the property at the entrance.	
--	--	--	--