

General Development Applications

(7/f) Application No: PAP/2021/0428

4, Square Lane, Corley, CV7 8AX

Erection of agricultural building to be used for storage of agricultural machinery and hay, for

Miss D Startin

Introduction

This case has been considered twice by the Board. At its last meeting, determination was again deferred in order to see if the applicant would agree to a revised location for the building.

A copy of the previous report is at Appendix A.

The Board has already visited the site.

Current Position

The applicant was invited to consider re-locating the building to the other side of the menage or at its rear. She wishes to retain the current position due to ground levels which would also elevate the building, making it more visible. She also considers that an alternative relocation would separate the building from others and thus have a greater impact on the openness of the Green Belt

Photographs are attached illustrating the levels at Appendix B

Observations

The position as reported at the 31 October meeting thus remains. It is agreed that relocation would make the building more visible and reduce the openness of the Green Belt

Recommendation

As set out in Appendix A.

General Development Applications

(6/e) Application No: PAP/2021/0428

4, Square Lane, Corley, CV7 8AX

Erection of agricultural building to be used for storage of agricultural machinery and hay, for

Miss Diane Startin

Introduction

The application is reported to the Planning Board at the request of local members concerned with the impacts of the proposals.

The Site



Fig 01. Site Location Plan

The application site comprises 6.53ha of open agricultural fields, demarcated by hedgerows interspersed with field trees, which extends laterally from residential properties at Tamworth Road to further pastureland on the western side of Square Lane. Through the course of the application, the application site has been increased from 4.13ha to 6.53ha by incorporating an adjoining field also owned by the applicant.

The holding is in mixed agricultural/equestrian use and contains a large u-shaped stable block (permitted under application PAP/2014/0119), a menage (PAP/2014/0480), a mobile field shelter and a timber-clad shipping container. The field shelter and shipping container do not have planning permission, although the field shelter, a moveable structure, may not need permission.

This is a largely rural, countryside setting save for a loose scattering of residential development along Square Lane and a small concentration of properties centred around the junction of Tamworth Road and Highfield Lane. Open land extends beyond the site to the north and east, and public footpath M345 bisects the site adjacent to its main entrance.

The Proposal

Planning permission is sought for the erection of agricultural building used for the storage of agricultural machinery and hay, located to the south of the menage. The building measures 9.15m by 7.5m and stands 3.05m high to the eaves and 4.5m high to the apex of a shallow pitched gabled roof. Walls comprise timber boarding laid under an insulated, brown coloured metal roof.

Currently, the existing stable block lies unused, and no livestock or machinery is present at the site. The applicant asserts that when consent is granted, four donkeys and a handful of sheep will be purchased. Donkeys are to be housed in the stable block and machinery is to be brought onto land once a building is available for safe, secure storage.

The list of machinery to be purchased is as follows:

A Compact Tractor, Gator, Flail mower, Harrow, Roller and Trailer.

Background

Planning PAP/2014/0119	FAPG 23-06-14	4 Square Lane Corley Warwickshire	Erection of building for livestock, equestrian with associated building uses and mixed use of site as agricultural and equestrian
Planning PAP/2014/0165	NTD 15-04-14	4 Square Lane Corley Coventry Warwickshire	Erection of building for livestock, equestrian with associated building uses and mixed use of site as agricultural and equestrian
Planning PAP/2014/0480	FAPG 15-10-14	4 Square Lane Corley	Creation of a menage as a change of use from agricultural land

Development Plan

North Warwickshire Local Plan 2021 - LP1 (Sustainable Development); LP2 (Settlement Hierarchy), LP3 (Green Belt), LP14 (Landscape), LP16 (Natural Environment), LP29 (Development Considerations), LP30 (Built Form) and LP32 (New Agricultural, Forestry and Equestrian Buildings)

Fillongley Neighbourhood Plan 2018-2034 - FNP01 (Built Environment) and FNP02 (Natural Environment)

Other Relevant Material Considerations

National Planning Policy Framework 2021 – (the “NPPF”)

National Planning Practice Guidance - (the “NPPG”)

Consultations

Warwickshire Fire Service – It requires the inclusion of an advisory note drawing the applicant's attention to the need for the development to comply with Approved Document B, Volume 2, Requirement B5 – Access and Facilities for the Fire Service

NWBC's Environmental Health Officer – There is a comment that if animals are to be housed in the building, noise concerns can be negated by fixed glazing on the building's southern elevation. A set of conditions is also recommended, should planning permission be granted.

Agricultural Consultant – The response was dated 16/3/21. This concluded that, based on 4.14ha of land, a building of approximately one-third of the size originally proposed (133.58m²) would be justified. This equates to 44.53m². No objection was raised to the principle of a new building.

Representations

19 letters of objection have been received across the consultation periods from 7 properties, citing the following concerns:

- Building is too close to residential property (other locations on the holding should be considered).
- Housing livestock could give rise to environmental health-related issues – noise, smells, disturbance etc., particularly noise from donkeys
- Other buildings on site could be used for storage
- Grazing livestock and horses are not an accurate reflection of land usage by the owner. The land has been used for haymaking in this and each previous year
- The previous planning officer deemed a single building to be more appropriate than a range as suggested here
- There is no large equipment or animals at the site so no need for the building
- Building is not large enough for machinery or hay storage
- Building not fit for its intended purpose – why is lighting through windows required?

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- Hay yield from the site will not give rise to the need for the size of the building proposed.
- Hay yield suggested by applicant is questionable given the suggested livestock grazing and limited activity to date.
- There is already a haybarn within the stable block.
- Rotational grazing will be required, reducing the land available to grow hay.
- What is the applicants experience of animal care, are licenses required, who is going to use the machinery?
- Does the shipping container on-site have planning permission?

Representations in respect of the latest proposals

- Still no justification for the additional structure
- Building location will give rise to smell and fumes
- Storage of hay and machinery is a fire risk
- New building is a blot on the landscape
- Why are windows required
- No activity has taken place on the site in the last year, except two weeks of grazing by sheep not owned by the applicant
- Building is too close to residential property
- Drainage is inadequate

Corley Parish Council objects to the application, commenting that two large buildings exist at the site already allocated for the use of storage, and the stable block is unused. They further that the site has a personal use restriction and therefore any additional storage space is not required.

Fillongley Parish Council raise no objection.

Observations

This application will be determined in accordance with the aforementioned development plan policies, unless material considerations indicate otherwise, pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

a) Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that for all decisions made under the 'Planning Act's' the determination must be in accordance with the development plan in force, unless material considerations indicate otherwise. North Warwickshire's development plan comprises the recently adopted North Warwickshire Local Plan (2021) – (the "NWLP") - and the Fillongley Neighbourhood Plan 2018.

i) Settlement Hierarchy

North Warwickshire Local Plan (NWLP) policy LP2 sets out a settlement hierarchy for the Borough, through which new development will be distributed. LP2 does not afford policy support for new agricultural buildings in category 5 locations; however, policy LP34 does (discussed in more detail later on in this report) and provides specific policy guidance for such buildings.

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ii) Green Belt policy

The application site falls within the Green Belt. NWLP Policy LP3 sets out the Council's objective of protecting Green Belt land within the Borough, affirming that inappropriate development is harmful by definition, and should not be approved except in situations where very special circumstances are considered to exist.

The NPPF provides further Green Belt guidance, defining the construction of new buildings as inappropriate development, save for a closed list of exceptions set out within paragraphs 149 and 150. Paragraph 149(a) deems buildings for agriculture and forestry as appropriate development. Accordingly, the proposals draw support in principle under paragraph 149(a) of the NPPF.

b) Agricultural Building policy – LP32

NWLP policy LP32 (New Agricultural, Forestry and Equestrian Buildings) provides support for new agricultural buildings in all locations, subject to compliance with a series of 'tests'.

Reasonably necessary in scale, construction and design for the efficient and viable long-term operation of the holding

Lengthy discussions have taken place between the Council and the applicant, and advice has been received from an agricultural consultant. Due to these negotiations, the proposal has been revised with the building size reduced from 133.59m² to 68.6m². Furthermore, initially, it was proposed to also house sheep and donkeys alongside the hay and machinery. The applicant has now indicated that no livestock will be housed within the building, which could be conditioned. Additionally, the application site has been increased from 4.13 hectares to 6.53 hectares, incorporating a further field owned by the applicant along Square Lane.

Council officers sought advice from an agricultural consultant on the earlier proposals with the consultant indicating that a building of approximately 44.5m² would be justified based on 2ha of the land being used for haymaking. As the application site has been increased to 6.53ha and around 4.4ha will be used for hay-making, the hay yield will be greater and thus a building of around 70m² could be considered justified here. The building proposed measures 68.6m². In principle, therefore, officers consider that the new agricultural building is reasonably necessary in scale and construction for the long-term operation of the holding. Design matters are discussed in the subsequent sections.

Availability of other buildings

The applicant states that the existing stable block will be used to house donkeys once purchased and that the stable block is not suited for hay storage given the limited ventilation. The applicant also advances that the building's doors are too small for machinery and cannot be modified without harming the structure of the building.

The unconsented, clad storage building along the boundary of the site is allegedly used to store fencing materials which are used on the land, together with wheelbarrows and implements (fork, broom, shovel etc.) that are used in the stables. The applicant sets out that the doorway of the container is not sufficiently large for machinery and would not have any ventilation for the storage of hay.

Despite the absence of general activity at the site and under utilisation of the stable block and shipping container, neither appear well-suited to house either hay or machinery.

Siting and Materials

The overall design is deemed suitable with ventilation for the hay storage provided at eaves level with a 2.7m high door allowing for the storage and manoeuvring of small agricultural machinery. The material selection and colour are appropriate, reflecting the general appearance of the stables and shipping container.

With respect to siting, the building would occupy an area of hardstanding to the south of the menage, close to the shipping container and stable block. Clustering of built form is recommended under policy LP32 to minimise visual intrusion and that is demonstrated here. In addition, the densely vegetated roadside boundary (shown below) largely conceals the structure from views along Square Lane. Lighting, shadowing, and general outlook implications for nearby residential property would not be unacceptable considering the limited scale and height of the building (4.5m) and the screening available. Positioning a standalone building elsewhere within the site, in potentially a more exposed location, would represent a much greater landscape intrusion.



Fig 02. Aerial Imagery of the application site, illustrating the existing buildings on site, the dense roadside boundary to the northern side of Square Lane and properties to its southern side

Residential Amenity

Notwithstanding neighbour concerns, NWBC's environmental health officer offers no objection to housing livestock within the building, subject to fixed or no openings on the building's southern elevation. The applicant has since revised the proposals, and livestock would not be housed in the building. This is an existing mixed (agricultural and

equestrian) holding and, therefore, any agricultural activity, including the introduction of donkeys and sheep, is lawful and would not require planning permission. Animal licensing provisions sit outside of the planning system, and public health concerns are addressable under Environmental Health related legislation.

c) Other matters

Fire Risk - Warwickshire Fire and Rescue commented on the earlier proposals, simply requiring the inclusion of an advisory note drawing the applicant's attention to the need for the development to comply with Approved Document B, Volume 2, Requirement B5 – Access and Facilities for the Fire Service.

In general, the planning system is not tasked with assessing, inspecting, or approving fire safety, which is primarily the responsibility of building control and, planning does not have powers to assess the fire safety of building materials or most elements of building design.

Future use of the building – Speculation over future uses is not a material planning consideration. The justification and design of the building has been discussed earlier in this report.

Drainage – there is no evidence to suggest that drainage from the small building, or the site in general, would have a detrimental impact on the local drainage and highway networks, nor residential property.

Unlawful buildings – The planning authority will investigate the allegedly unlawful buildings on the site as a separate matter.

Recommendation

That planning permission be GRANTED subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the Location Plan (101A), the Location Plan (100B), the Proposed Site Plan (150E), and the Proposed Plans and Elevations (250H), all received by the Local Planning Authority on 28 July 2022.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

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3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, as amended, or any order revoking and re-enacting that Order with or without modification, the building shall be used for the storage of machinery and hay in connection with the farming of the agricultural land within the mixed agricultural and equestrian unit only.

REASON

In the interests of the amenities of the area and to prevent unauthorised use of the building.

Notes

1. Wildlife and Countryside Act 1981 - Birds. Please note that works to trees must be undertaken outside of the nesting season as required by the Wildlife and Countryside Act 1981. All birds, their nests and eggs are protected by law and it is thus an offence, with certain exceptions. It is an offence to intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built, or to intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The maximum penalty that can be imposed for an offence under the Wildlife and Countryside Act - in respect of a single bird, nest or egg - is a fine of up to £5,000, and/or six months' imprisonment. You are advised that the official UK nesting season is February until August.
2. The applicant is encouraged to ensure that any demolition, construction works, and deliveries do not cause nuisance to neighbouring properties and their occupiers. It is recommended that works are restricted to between 0730 and 1800 hours on weekdays, and 0800 and 1300 hours on Saturdays, with no demolition, construction works and deliveries on Sundays or recognised public holidays.
3. The applicant's attention is drawn to the need to comply with Approved Document B, Volume 2, Requirement B5 – Access and Facilities for the Fire Service. Full details including the positioning of access roads relative to buildings, the arrangement of turning circles and hammer heads etc regarding this can be found at;
www.warwickshire.gov.uk/fireguidance-commercialdomesticplanning
4. Public footpath number M345 passes close to the site. Care should be taken, particularly during construction works, to ensure that this route is kept open at all times.
5. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through seeking to resolve planning objections and issues, suggesting amendments to improve the quality of the proposal and through regular dialogue. As such, it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

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BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2021/0428

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	15/07/2021 to 28/08/2022
2	Third Parties	Representations	04/08/2021 to 08/09/2022
3	Agricultural Advisor	Consultation Response	16/03/2021
4	WCC Fire and Rescue	Consultation Response	15/09/2021
5	NWBC Environmental Health	Consultation Response	10/11/2021
6	Corley Parish Council	Representation	08/08/2022
7	Fillongley Parish Council	Representation	22/08/2022

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.







General Development Applications

(7/g) Application No: PAP/2022/0330

Lake House, Bakehouse Lane, Nether Whitacre, Coleshill, B46 2EB

Demolition of the existing dwelling and erection of a replacement dwelling, for

Mr & Mrs Horton

Introduction

This application is brought to the Board in light of its earlier involvement with the site as set out below.

The Site

The lake here is set back around 250 metres on the west side of Bakehouse Lane accessed by a private track onto that Lane. The track also serves a number of other unrelated stables and small agricultural buildings. Otherwise, the setting is open countryside.

The site of the proposal is on the eastern shore of the lake where there is an existing wooden residential wooden structure. This is not quite “square”, but in general terms measures 9 metres by 10. It has a flat roof – 2.8 metres - as well as a shallow pitch giving a ridge height of 3.8 metres.

The eastern boundary of the lake is bounded by a bund and hedgerow planting.

A site location plan is at Appendix A

The Proposals

The proposal is to demolish the existing residential structure and replace it with a new one and a half storey dwelling on its footprint. This would measure 8.4 metres by 9.3 and be 6.3 metres to its ridge. It would be constructed with timber cladding with a sedum green roof and be at the same location as the existing.

The plans now before the Board are the consequence of a series of amendments which have sought to reduce the scale of the replacement dwelling.

The layout, elevations and sections are at Appendices B, C and D

Background

The site has an extensive planning history, but for the purposes of this current application, the Board will recall that the present residential structure was granted a Certificate of Lawfulness in 2017 following an appeal against the Council’s refusal. A further Certificate was consented in 2019 for extensions to the building.

As a consequence of this, the existing structure on-site – the original plus the later extensions - has a lawful residential use.

Consultations

Warwickshire County Council as Highway Authority – No objection subject to conditions
Environment Agency – No objection subject to conditions

Representations

Nether Whitacre Parish Council – It objected to the original submission. In short it said that the new building would be materially larger; not be on the same footprint and that it would be prominent in the landscape visible from surrounding footpaths and the track. There were not considered to be any very special circumstances here. The Parish Council and other objectors have been reconsulted on the latest plans. The Board will be advised of the receipt of any responses at the meeting.

Development Plan

The North Warwickshire Local Plan 2021 – LP1 (Quality of Development); LP2 (Settlement Hierarchy), LP3 (Green Belt), LP29 (Development Considerations) and LP30 (Built Form)

Other Material Planning Considerations

The National Planning Policy Framework – (the “NPPF”)

Observations

The site is in the Green Belt. Here the construction of new buildings is considered to be inappropriate development as defined by the NPPF and as such is harmful to the Green Belt. The presumption is thus that planning permission should be refused.

The NPPF however, does include a number of exceptions to this position and one of these is where the construction involves a replacement building, but there are conditions attached to this exception. These are firstly, that the replacement building should be in the same Use Class as that to be replaced and secondly, that the new building is not materially larger than the one it replaces. Here, the first condition is satisfied given the background as set out above. The second needs further assessment.

The NPPF contains no definition of what might be “materially larger”. Local Plan policy LP3 says that each case will need to be considered on its own merits. It adds that both quantitative and qualitative criteria are to be used in this assessment. Replacements should be on the same footprint. The reasoned justification for LP3 suggests that a 30% figure might be a useful starting point.

Looking first at the quantitative matter, the existing footprint is 97.4 square metres, and that of the new is 77 square metres – a decrease of around 20%. The existing volume is 293.8 cubic metres and the proposed is 381 cubic metres - an increase of 29%.

The fact that the volumetric increase here is just under 30% is significant, as it would wholly accord with the Council's guidance. It is also agreed that the new structure is on the same footprint as the existing. As such, the proposal will accord with the guidance under the quantitative assessment.

In respect of the qualitative criterion, then it is acknowledged that the design and appearance of the new structure is appropriate to a rural setting and that it is a betterment over the existing in its design. The qualitative issue here is not the design or appearance, but whether the increased height would adversely impact on the openness of the Green Belt to such an extent that there would be demonstrable harm caused. It is considered not because the scale of the building is small; there are hedgerows which could be left to grow and there are other stables and buildings between the site and the road. It is agreed that it might be visible from some nearby public footpaths, but that is not a reason for refusal as the other buildings referred to are as well. It is also of substantial weight that the Environment Agency conditions require a minimum floor level and this has been taken into account by the applicant in the proposals. Additionally, there is an opportunity through the use of a planning condition to remove subsequent permitted development rights. As a consequence, it is considered that there is not sufficient weight here for the proposal to fail a qualitative assessment.

It is considered that there are no other harms caused. There is no objection from the Highway Authority. There are no nearby heritage assets and there are no bio-diversity issues.

Recommendation

That planning permission be granted subject to the following conditions:

1. Standard three year condition
2. Standard plan number conditions – plans numbered 299/01/02/001 received on the 27/6/22 and plan numbers 02/101, 103, 111 and 121 all received on the 1/11/22.
3. The development shall be carried out in accordance with the submitted flood risk assessment (ref 'TLH-BWB-ZZ-XX-RP-YE-0001_FRA' Ver P02) and the following mitigation measures:
 - Finished floor levels shall be set no lower than 69.19 metres above Ordnance Datum (AOD)
 - Flood resilience measures as outlined in paragraphs 4.12 and 4.13 shall be installed prior to occupation.
 - A flood evacuation plan shall be developed for use in the case of a defence breach.
 - There shall be no ground floor sleeping in the new development.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development

REASON

To reduce the risk of flooding to the proposed development and future occupants; to ensure that the new dwelling provides an improvement on flood resilience over the existing building and to ensure residents are aware of the flood risk and how to react in a defence breach scenario.

4. The development shall not be occupied until the existing access to the site for vehicles as been resurfaced with a bound material for a minimum distance of 7.5 metres as measured from the near edge of the public highway carriageway

REASON

In the interests of highway safety

5. No development within Classes A, AA and B of Part One to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended or as may be amended shall take place on site

REASON

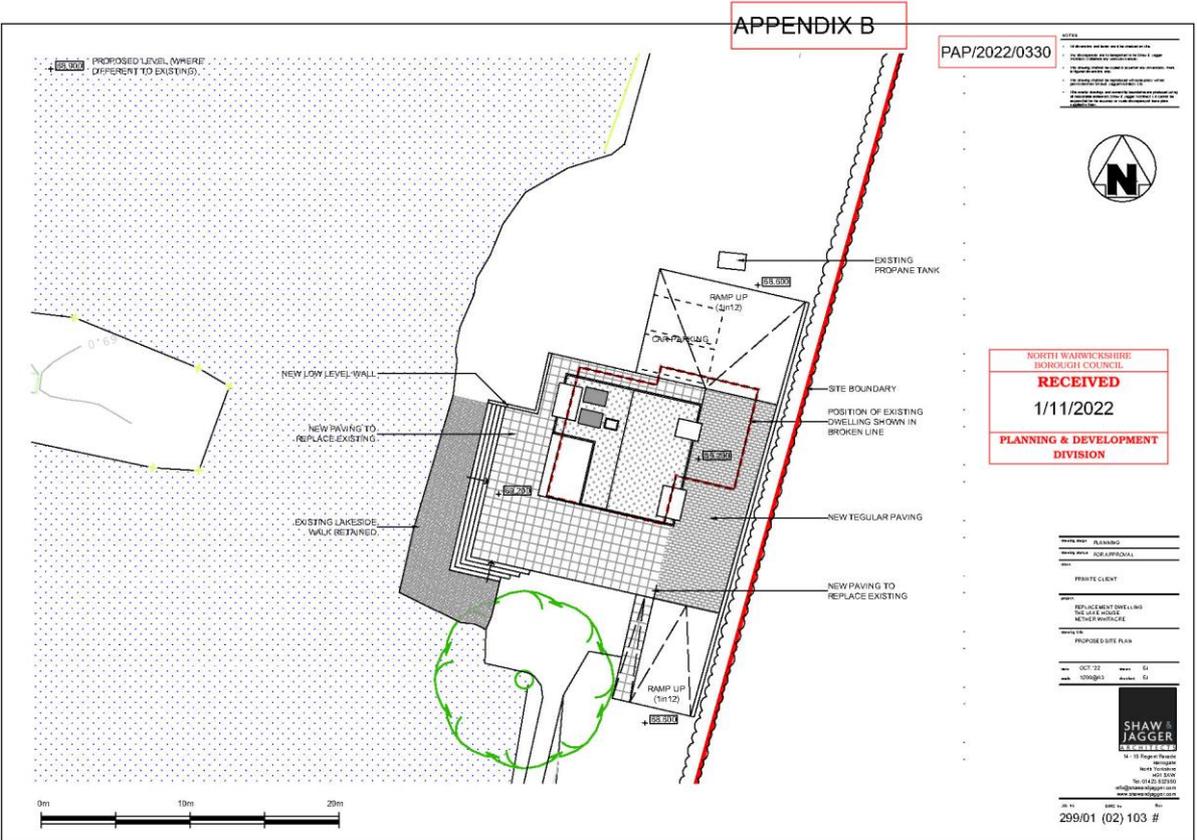
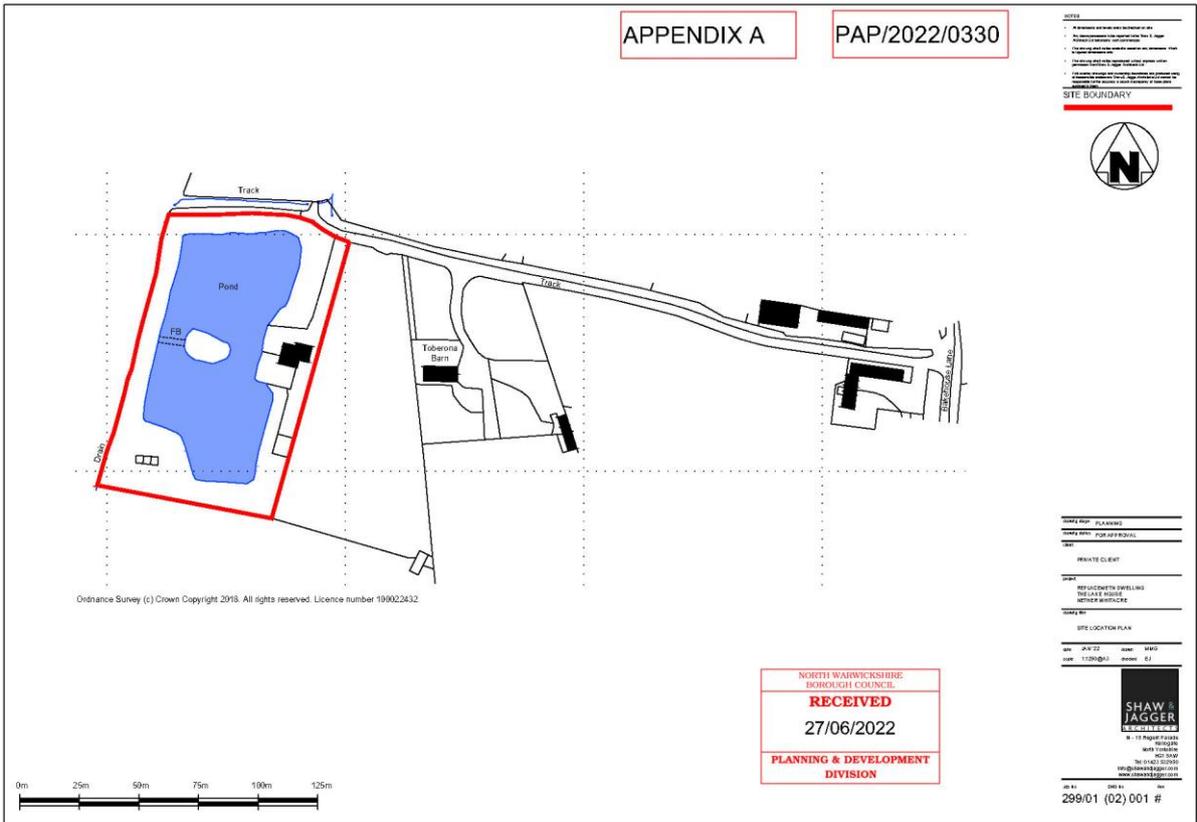
In order to preserve the openness of the Green Belt.

Informatives:

1. The Local Planning Authority has met the requirements of the NPPF in this case through engagement with the applicant in order to amend the proposal such as to reach an outcome that can be supported under national and local planning policy.
2. Condition number (4) requires works to be carried out within the limits of the public highway. Before commencing such works the applicant / developer must serve at least 28 days notice under the provisions of Section 184 of the Highways Act 1980 on the Highway Authority's Area Team. This process will inform the applicant of the procedures and requirements necessary to carry out works within the Highway and, when agreed, give consent for such works to be carried out under the provisions of S184. In addition, it should be noted that the costs incurred by the County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant/developer. The Area Team may be contacted by telephone: (01926) 412515.
3. In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to OFFICIAL be noticed and carried out in accordance with the requirements of the New Roads and Street Works Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do

so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days' notice will be required. For works lasting longer than 10 days, three months' notice will be required.

4. Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises adjoining the public highway upon persons using the highway, or surface water to flow – so far as is reasonably practicable – from premises onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.
5. Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g., street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.
6. Prior to commencement of the development, the applicant is required to enter into an agreement with the Highway Authority under Section 59 of the Highways Act 1980. Prior to works taking place on site and following completion of the development, a joint survey shall be undertaken with the County's Locality Officer to agree the condition of the public highway. Should the public highway be damaged or affected as a consequence of the works being undertaken during the development of the site, the developer will be required to undertake work to remediate this damage as agreed with the Locality Officer.



General Development Applications

(7/h) Application No: PAP/2022/0373

23, Dordon Road, Dordon, Tamworth, B78 1QW

Two storey side extension, with single storey side extension to current rear extension, for

Mrs Danielle Shaw

Introduction

This application is reported to Board due to the Local Ward Member concerned about potential adverse impacts to neighbouring residential amenities.

The Site

The application site is a two storey, detached property and lies within the Polesworth/Dordon Development Boundary, as identified in the adopted North Warwickshire Local Plan 2021. The surrounding street scene is residential with a mixture of dwellinghouses and bungalows of varying designs. The section of the road of this property is on a slope with the properties to the north being at a lower level. The properties also have a staggered building line.

The application property has a rear single storey pitched roof extension.

The property to the immediate north is a bungalow (number 21) with a separation distance of around 3.5 metres. Its ground floor is less than a metre lower than that of the application property. Whilst it has an equivalent rear elevation with number 23, its front elevation is set well forward of number 23. There is also rear conservatory and a window to a habitable room in its side elevation facing the application property. This window however faces the front garden and not the side elevation.

A general location plan is at Appendix A

Photographs at Appendices B and C illustrate the description above.

The Proposal

The plans to be determined are amendments to the original submission. That initial scheme attracted objections and the applicant responded by submitting the current revised proposals.

The existing elevations are shown at Appendix D. The ridge line height is around 7.5 metres

The original proposal was to raise the height of the whole property so as to utilise its new roof space incorporating two gable ends. The proposed ridge line height would have been around 8.2 metres. This is shown on Appendix E.

The current plans show a proposal for a two-storey side extension, with a replacement single storey pitched roof rear extension. The existing ridge height would be retained but extended over the new side extension and the roof would have two hipped ends. The existing rear single storey extension would be replaced with a full width extension, no deeper than the existing but with gabled ends. This is shown on Appendix F.

Also attached at Appendix G is a diagram illustrating the description set out above.

Representations

Re-consultation took place on the amended plans and an objection has been received from neighbouring property concerned with the following:

- Overshadowing and overlooking due to the close proximity of the extension to their property.
- Reduced access to the side of their property for maintenance of roof and guttering.
- The design is not in-keeping with the character of Dordon Road, which has properties with well-defined spaces around them.

Development Plan

The North Warwickshire Local Plan (2021) - LP29 (Development Considerations) and LP30 (Built Form)

Other Relevant Material Considerations

National Planning Policy Framework 2021 - (the “NPPF”).

Supplementary Planning Guidance: A Guide to the Design of Householder Developments, adopted September 2003.

Observations

Local Plan Policy LP30 requires that all development in terms of its layout, form and density should respect and reflect the existing pattern, character and appearance of its setting. The design of the proposed extensions is sympathetic to the host dwellinghouse because they maintain the hipped and pitched roof design features and use matching materials. There is also space maintained around the property with the dwellinghouse set well back in the street scene.

Local Plan Policy LP29 (9) states that developments should amongst other things, avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing, noise, light, air quality or other pollution. It is acknowledged that there will be an impact on the neighbouring property because it is a bungalow. However, that impact is not considered to be unacceptable for the following reasons:

- The side window to number 21 would still face the application site's front garden with no new built development coming forward of the existing building line.
- There may be some additional shading of that window by the proposed side extension but that is at an acute angle and will have a hipped roof no taller than the existing.
- The two-storey element of the proposal would match the existing rear building line of number 21.
- There would be some loss of light to the rear conservatory, but this would not affect the outlook from that conservatory
- The proposed side extension would only run along half the length of number 21 meaning that the roof and guttering would still be accessible, if slightly reduced next to the extensions.

Overall, therefore it is considered the proposal is thus in accordance with the Development Plan.

Recommendation

That planning permission be GRANTED subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the site location plan, the existing and proposed floor plans and sections, titled 23 Dordon Road Drawing 01 (Existing Plans & Elevations, Site Location Plan & Block Plan) received by the Local Planning Authority on 13 July 2022 and 23 Dordon Road Drawing 02 (Proposed Plans and Elevations, Site Location Plan & Block Plan) received by the Local Planning Authority on 24 October 2022.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. The new works shall be carried out with facing brickwork and roof tiles of a similar style, colour and texture to those present on the host dwelling.

REASON

In the interests of the amenities of the area and the building concerned.

Notes

1. You are recommended to seek independent advice on the provisions of the Party Wall etc. Act 1996, which is separate from planning or building regulation controls, and concerns giving notice of your proposals to a neighbour in relation to party walls, boundary walls and excavations near neighbouring buildings. An explanatory booklet can be downloaded at <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>
2. The submitted plans indicate that the proposed works come very close to, or abut neighbouring property. This permission does not convey any legal or civil right to undertake works that affect land or premises outside of the applicant's control. Care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land without the consent of the adjoining landowner. This planning permission does not authorise the carrying out of any works on neighbouring land, or access onto it, without the consent of the owners of that land. You would be advised to contact them prior to the commencement of work.
3. The developer is reminded that the Control of Pollution Act 1974 restricts the carrying out of construction activities that are likely to cause nuisance or disturbance to others to be limited to the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays, with no working of this type permitted on Sundays or Bank Holidays. The Control of Pollution Act 1974 is enforced by Environmental Health.
4. Before carrying out any work, you are advised to contact Cadent Gas about the potential proximity of the works to gas infrastructure. It is a developer's responsibility to contact Cadent Gas prior to works commencing. Applicants and developers can contact Cadent at plantprotection@cadentgas.com prior to carrying out work, or call 0800 688 588
5. The proposed works may require building regulations consent in addition to planning permission. Building Control services in North Warwickshire are delivered in partnership with six other Councils under the Central Building Control Partnership. For further information please see Central Building Control - Come to the experts(centralbc.org.uk), and https://www.planningportal.co.uk/info/200187/your_responsibilities/38/building_regulations; guidance is also available in the publication 'Building work, replacements and repairs to your home' available free to download from <https://www.gov.uk/government/publications/building-work-replacements-and-repairs-to-your-home>
6. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

7. Radon is a natural radioactive gas which enters buildings from the ground and can cause lung cancer. If you are buying, building or extending a property you can obtain a Radon Risk Report online from www.ukradon.org if you have a postal address and postcode. This will tell you if the home is in a radon affected area, which you need to know if buying or living in it, and if you need to install radon protective measures, if you are planning to extend it. If you are building a new property then you are unlikely to have a full postal address for it. A report can be obtained from the British Geological Survey at <http://shop.bgs.ac.uk/georeports/> , located using grid references or site plans, which will tell you whether you need to install radon protective measures when building the property.

For further information and advice on radon please contact the Health Protection Agency at www.hpa.org.uk. Also, if a property is found to be affected you may wish to contact the Central Building Control Partnership on 0300 111 8035 for further advice on radon protective measures.

8. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through seeking to resolve planning objections and issues and suggesting amendments to improve the quality of the proposal. As such it is considered that the Council has implemented the requirement set out in paragraph 38 of the National Planning Policy Framework.

Appendix A



SITE LOCATION PLAN 1:1250

Appendix B



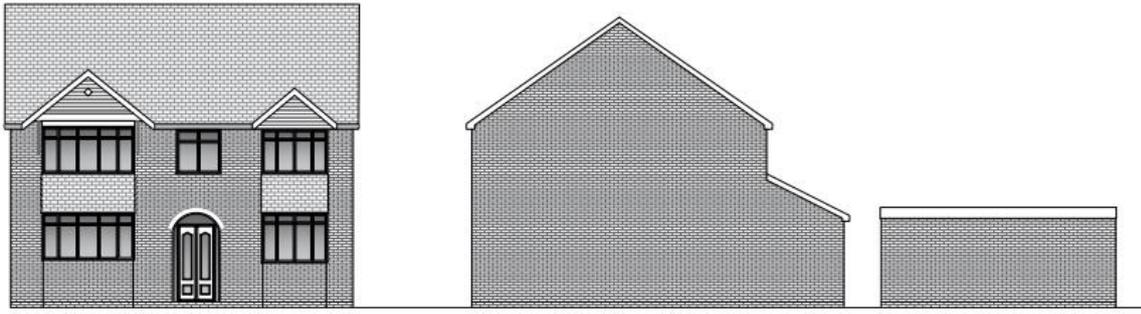
Appendix C



Appendix D

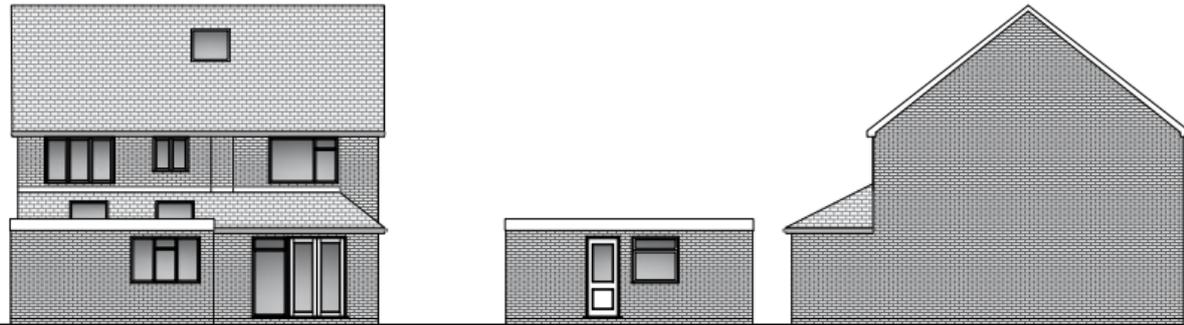


Appendix E

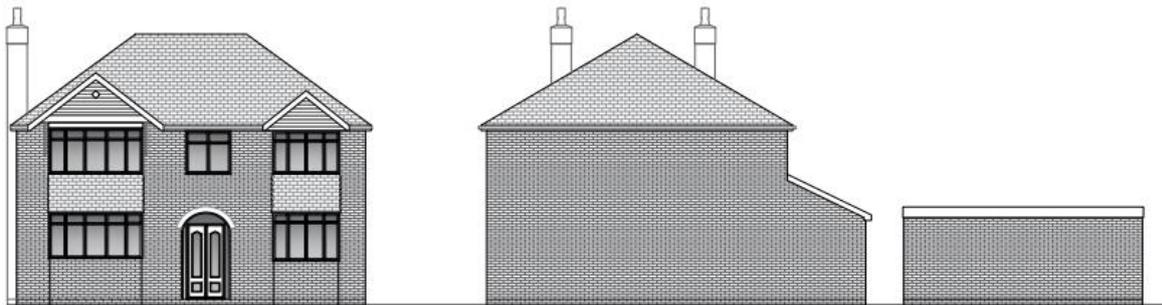


PROPOSED REAR ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100

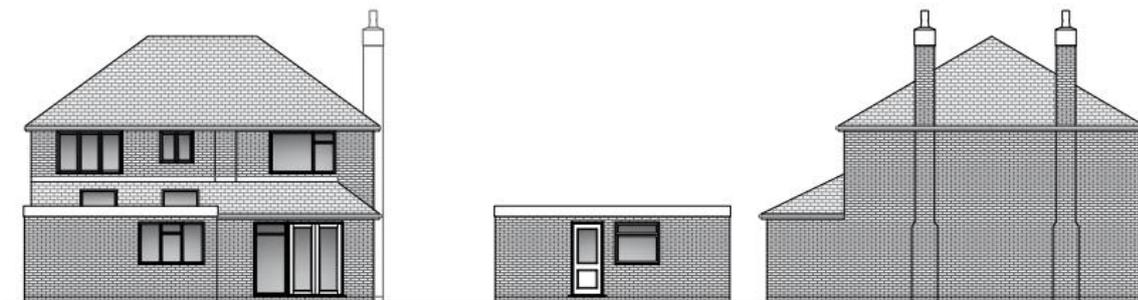


Appendix F



PROPOSED FRONT ELEVATION
SCALE 1:100

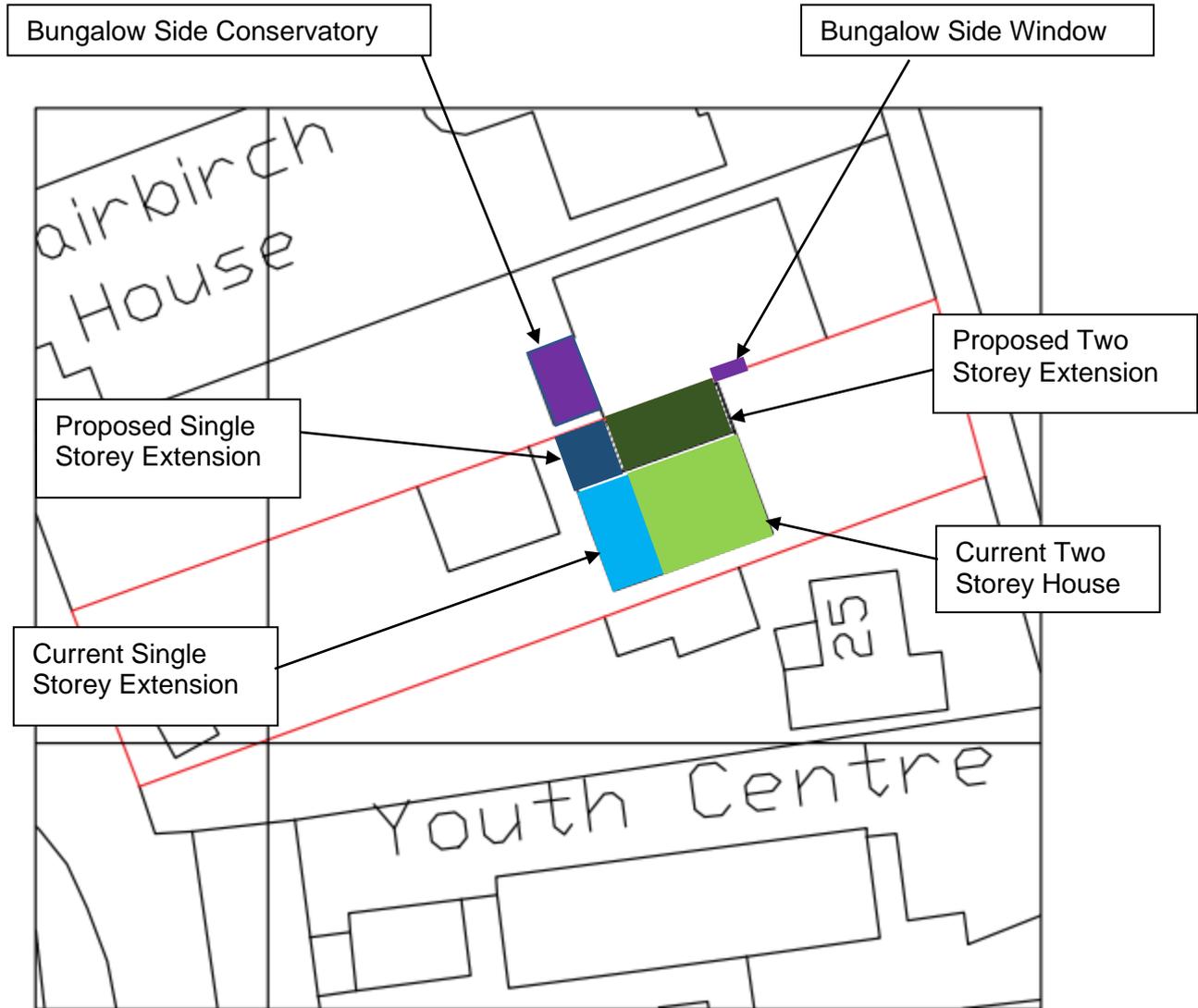
PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100

Appendix G



General Development Applications

(7/i) Application No: PAP/2022/0204

Land South Of Dairy House Farm, Spon Lane, Grendon,

Proposed Variation of Condition 10 of PAP/2017/0156 dated 3/7/18 through the inclusion of a bund, an updated landscape scheme and relocation of a play area for

Vistry Partnerships (East Midlands)

Introduction

The application is referred to the Board given that it had previously considered and approved a variation to the approved layout and of house types in August 2021.

The current application relates to the same area of the site as that referred to above.

The Site

This is land immediately to the north and rear of the established residential frontage along the north side of the A5, a couple of hundred metres east of its roundabout junction and Spon Lane. The frontage here is made up of large, detached houses and bungalows which are set well back from the A5 meaning that some have small rear gardens. The application site slopes down from the east towards Spon Lane and is generally at a higher level throughout its whole length, than the rear gardens of the Watling Street properties.

A general location plan is at Appendix A.

Background

A landscaping scheme was approved for the new residential estate as part of the overall layout. This retained a buffer of open and landscaped space along the whole of the common boundary with the rear gardens of the A5 properties which then continued along the whole of the western boundary.

A surface water disposal scheme was also approved, which enabled land drainage from this landscaped corridor to connect to the engineered scheme running along the western boundary of the estate leading to the attenuation ponds towards the north.

A variation to the layout closest to the A5 properties and a substitution of house types was approved by the Board in August 2021. The plans identify separation distances between the new houses and the established rear elevations of the A5 properties. They range from 47 to 35 metres. The report also confirms that the approved ground levels are not to be altered.

The Proposals

The current application does not propose any other alterations to the approved layout, house types or finished floor levels of the new houses which are now nearly completed.

It proposes variations to the approved measures for the open space corridor between the new houses and the A5 properties as well as the location of the play area into the far north-east corner of the site.

The original submission was notified to local residents and as can be seen below, there were a number of objections received. As a consequence, amended plans have been prepared and submitted.

The applicant has provided a summary Statement in order to explain the latest plans. This is included in full at Appendix B.

The proposed variations affect three areas of the site.

The first relates to the west corner of the site at the rear of numbers 131 to 123 Watling Street. The changes proposed are to:

- i) Reduce the height of the present bund from its current highest point by 0.75 metres
- ii) The material used to form the present bund here is to be “stone-picked” and then seeded with grass and trees added. Three additional trees are to be added over the approved scheme – see page 2 of Appendix B. The applicant has since added that the surface would be top soiled prior to planting and seeding.

The second relates to the bund further to the east at the rear of numbers 135 to beyond 143 Watling Street. The changes proposed are to:

- i) This bund is to be capped at two metres high.
- ii) It will be landscaped with grass seed, shrub planting and four additional trees – see page 3 of Appendix B
- iii) A drainage channel has already been provided at the foot of the Watling Street side of this bund. This connects and drains to the established and approved channel at the western end of the site.

The third relates to the far north-eastern corner of the site.

- i) This shows a proposed further re-location for the play area so that it would border the site on the eastern mounding, rather than be on an open area of vacant land surrounded by houses – see page 4 of Appendix B.
- ii) This would comprise a linear play area consisting of a selection of mounds and logs.
- iii) This would be located along the far eastern boundary with tree planting between it and the houses that would face it.

The applicant has said that these variations are a consequence of:

- i) The bunding is a response to concerns expressed by residents in the Watling Street properties that the new houses were leading to a loss of privacy, but in some instances that the bunding was too high.
- ii) The need to pick up land drainage from this open corridor and connect it to the system to the west.
- iii) The play area was to have been located in the south-west corner of the site, but this would have been on higher ground thus leading to privacy issues.

Consultations

Warwickshire County Council as Lead Local Flood Authority – It has indicated that the channel at the foot of the bund behind numbers 135 to 143 is satisfactory, but it has yet to respond to the position at the rear of numbers 123 to 131.

Representations

As indicated above, the initial submission led to objections as set out below.

Grendon Parish Council – Objection on the following grounds:

- What consultation has taken place about the play area relocation?
- What is the purpose of the bund?
- The capacity of the land drainage at the foot of the bund needs verification
- The land here should be fully planted

Five objections were received from local residents in respect of the bunding, referring to:

- The bund should be removed as people walking here will be able to look into private gardens and this will lead to security issues.
- Some would like to see a higher bund, whereas others would prefer a lower bund.
- The bund is not in keeping
- The drainage issue of water entering rear gardens from the foot of the bund
- More tree planting is needed.
- The standard of the material that makes up the bunding is not appropriate being mainly builder's rubble and some plastic

A letter on behalf of seven residents about the relocation of the play area to the far north-east corner of the site on the vacant open land:

- The relocated play area will lead to anti-social behaviour as the site is not overlooked and this will affect the privacy of residents

The amended plans as described above, have now been the subject of re-consultation and at the time of writing this report, the following comments have been received.

In respect of the bund at the rear of 123 to 131 Watling Steet, no comments have been received.

In respect of the bund at the rear of 135 to 143 Watling Street:

- Satisfied with the bunding and the additional planting
- The bunds are still too high as notwithstanding the additional planting, anyone standing here can overlook the rear of Watling Street properties

In respect of the play area onto the eastern boundary mounding, no comments have been received.

Any further representations received will be reported verbally at the meeting.

Development Plan

The North Warwickshire Local Plan 2021 – LP29 (Development Considerations); LP14 (Landscape) and LP33 (Water Management)

Other Material Planning Considerations

The National Planning Policy Framework – (the “NPPF”)

Observations

Additional landscaping and appropriate bunding in order to reduce possible adverse impacts is welcome in principle, but this has to reflect the detail of its setting.

It is proposed to look first at the two sets of proposals in the corridor between the Watling Street properties and the new houses as described above. The Board is reminded that the separation distances between the existing and new houses is not proposed to be further altered and neither are the finished floor levels of the new properties. The remit of the Board is thus to look at the details of the proposed bunding in this corridor.

The bund at the eastern end of the corridor between numbers 133 and extending beyond 143 Watling Street should strike an appropriate balance between helping to screen the new houses from those in Watling Street, notwithstanding the separation distances, not to create a high visual barrier and to avoid loss of privacy. The additional tree and shrub planting will be of benefit. The drainage channel is in place and has been agreed by the appropriate Agency.

The bund at the far western end is to be reduced in height and will be prepared for grass seeding and tree planting. This is of benefit as it reduces the impact of the existing high bunding here. However even with this reduction the issue of land drainage at the foot of the bund remains an issue. It is known that there can be no connections made for any channel here into the existing arrangements because of the lower levels.

Given the background of flooding issues in this particular part of Grendon it is considered that the advice of the Lead Local Flood Authority is essential.

It is now proposed to look at the relocation of the play area. The approved location was in the south-western corner of the site on the higher ground between the Linden Homes Estate and the completed Bellway Estate to the west. This is not the most appropriate location, because it was on high ground thus leading to a potential loss of privacy. The first alternative was within an open area left at the north-east corner of the site, but this attracted objections because it was fenced off and thus not overlooked. The current option is more appropriate – it is accessible and visible as no houses back onto and surround it; there is a road between the nearest houses and the area, fewer properties are potentially affected but it is still overlooked by them and there is the addition of some planting. Moreover, as Members are aware the land to the east is presently in agricultural use. However, it is included in a Local Plan Reserve Housing Allocation. There is very likely to be a wider open amenity corridor here between the proposed site of the play area and any new housing. As such there may be scope for its subsequent relocation into that larger amenity area.

The representations received do refer to the behaviour of children. This is not a planning consideration as the estate population will change over time and it is the provision of a local amenity that will be of benefit to the resident population as a whole that is the most significant matter.

Members will be aware that consideration of this application will involve balancing a number of different interests and also the differing views of local residents. It is considered that the current amended scheme represents a proportionate response in respect of the play area and the eastern bund. However there needs to be some caution expressed about the far western end of the bunding as explained in this report.

Recommendation

- a) That the applicant be notified that the Board is minded to support the variations to the play area and to the eastern bund, but that it awaits the advice of the Lead Local Flood Authority in respect of the western bund.
- b) That the case is referred back to the Board upon receipt of that advice.

S73 Application Addressing Landscaping and Play Equipment
Spon Lane, Grendon.

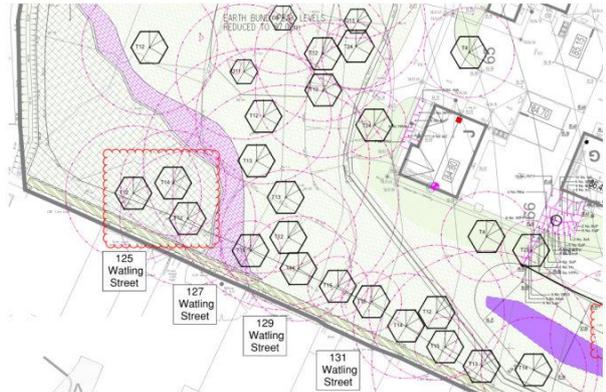
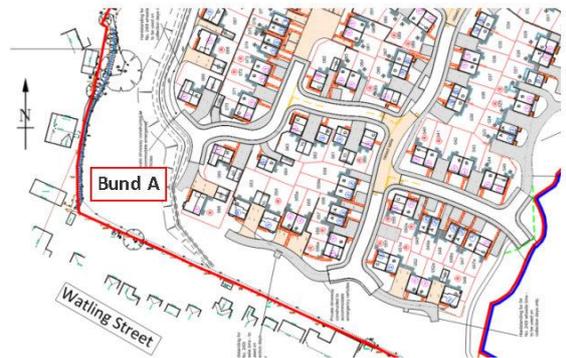
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03/11/2022
PLANNING & DEVELOPMENT
DIVISION



October 2022

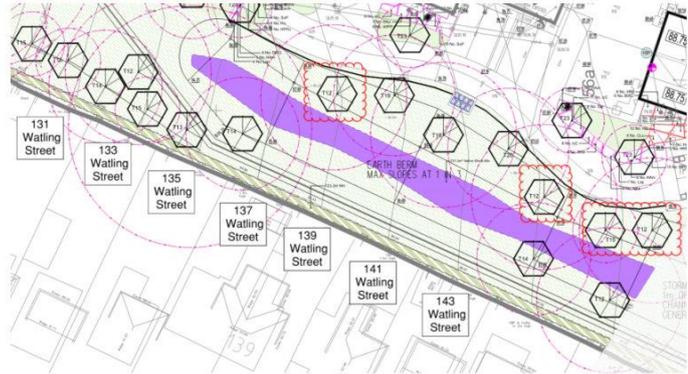
Summary of Proposed Design Changes to the Bunding:

- Bund A, located in the west corner of the site, adjacent to 125 Watling Street, will be reduced in height at the current highest point of the bund by approx. 750mm (2ft 5ins), to levels shown on drawing 1696-135C Berm and Cut-Off Ditch.
- The drainage engineer who designed all drainage for the project, received approval and sign off from the Warwickshire County Council Drainage Team. The engineer has confirmed the bund will not increase flood risk to the adjacent properties. The bund will reduce runoff in the direction of Watling Street.
- The material used to form the current bund is still due to be 'stone picked', a process where the groundworker clears the bund of protruding waste material, and then is due to be prepared with grass seed for a better overall aesthetic.
- The bund will then be planted as per the proposed landscape plan (Drawing: 70743-L(90)902 Rev R). Red clouding indicates trees added in this latest submission.
- The planting includes extra trees at the rear of 125 Watling Street, these are an extension of the planting that was already proposed, to create privacy and act as a 'screen' between the bund and the existing properties. The landscape plan also shows the detail of trees in the surrounding area which will shield the existing properties from the new development.



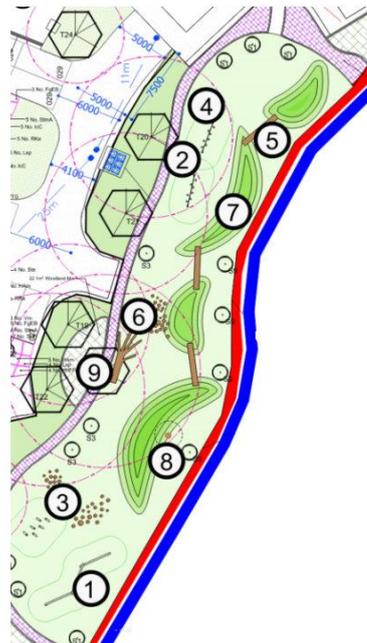
Summary of Proposed Design Changes to the Bunding Continued:

- The southern boundary bund, Bund B, will be capped in height at approx. 2m (6ft 6ins) as per levels on drawing 1696-135C Berm and Cut-Off Ditch.
- This bund will receive planting as per the landscape plans (Drawings: 70743-L(90)902R and 70743-L(90)903S). This includes a Native shrub mix to the side facing Watling Street (indicated by a purple fill), containing Field Maple, Hazel, Holly, Elder and Guelder-Rose.
- The bund will also receive extra tree planting, shown as clouded in red on the landscape plan.
- Examples of tree species proposed are Hazel and Maple with heights ranging from 125-450cm (approx 4ft - 14ft).



Summary of Proposed Design Changes to the Play Area:

- The play area is proposed to be re-located to the area as shown on Landscape Plan 70743-L(90)903S .
- The equipment will be rearranged to form a linear 'trim-trail' style play area as displayed on 70743-L(90)905C Play Area.
- The play equipment will border the edge of the site, and a mixture of trees and hedges have been carefully placed to create a 'screen' between the play area and adjacent houses for privacy.
- A footpath link is to be added from Dairy Way/Green Hill to access the play area.
- Play equipment proposed for this site is a natural play area kind. This consists of a selection of mounds and log style equipment, such as balance beams and stepping stones.



Agenda Item No 8

Planning and Development Board

5 December 2022

**Report of the
Head of Development Control**

**Tree Preservation Order –
108 Coventry Road, Coleshill**

1 Summary

- 1.1 A temporary Tree Preservation Order was placed on an Oak Tree at 108 Coventry Road, Coleshill. It came into force on 8 August 2022 and would last six months (until 8 February 2023).
- 1.2 This report now seeks confirmation of the protection of the tree.

Recommendation to the Board

That the Board confirms the Tree Preservation Order for the Oak Tree located at 108 Coventry Road, Coleshill.

2 Background

- 2.1 The report presented to members on 1 August 2022 seeking authority for the temporary Order is at Appendix A.

3 Representations

- 3.1 Representations from neighbours and Coleshill Town Council were invited in writing by the 6 September 2022.
- 3.2 One representation was submitted by a neighbouring occupier enquiring about overhanging branches. They were advised to submit an application.
- 3.3 This representation does not query the Order in principle and thus the Board is recommended to confirm the Order.

4 Report Implications

4.1 Financial and Value for Money Implications

- 4.1.1 There are no financial or value for money implications in confirming the Order, but if confirmed, there may be implications, in that compensation may be payable, if Consent is refused for works to a protected tree.

4.2 **Legal and Human Rights Implications**

- 4.2.1 As stated in the report dated 1 August, the Town and Country Planning Act 1990 only allows a tree preservation order to be made if it is expedient to do so in the interests of amenity. If members are satisfied that this remains the case having considered the representation which was received, the Order may be confirmed. Once made, the owners of the land would have a legal responsibility to maintain the tree and protect it from harm. Applications will need to be made to the Local Planning Authority in order to carry out works to the tree.

4.3 **Environment and Sustainability Implications**

- 4.3.1 The tree to be protected exhibits public amenity value for both the present and future amenities of the area, given its appearance and prominence in the street scene.

The Contact Officer for this report is Samuel Patten (719220)

NOT FOR PUBLICATION

by virtue of paragraphs 2 and 6
of Part 1 of Schedule 12A to the
Local Government Act 1972

Agenda Item No 10

Planning and Development Board

1 August 2022

**Report of the
Head of Development Control**

**Tree Preservation Order –
108 Coventry Road, Coleshill**

1 Summary

- 1.1 Following receipt of an application to undertake works to an oak tree at this address, a Tree Preservation Order is recommended.

Recommendation to the Board

That the Board makes a Tree Preservation Order for the protection of an Oak Tree located at 108 Coventry Road, Coleshill for the reasons given in this report.

2 Background and Statement of Reasons

- 2.1 An application was received for permission to conduct works to an English Oak tree located in Coventry Road, Coleshill which is in a Conservation Area. The County Council Forestry Officer went on site to assess the condition of the tree. He concluded that the works would be too excessive given the tree's condition. The applicant subsequently withdrew the application and one for lesser works is anticipated.
- 2.2 Whilst on site, the County Forestry Officer undertook a TEMPO assessment of the value of the tree. It scored 21, suggesting that the tree definitely merited a Tree Preservation Order.

2.3 The photographs below show the Oak tree located in the garden of 108 Coventry Road, Coleshill.



2.4 The TEMPO assessment completed by the County Tree Officer is attached to this report together with the tree location plan as Appendix A. As Members are aware an Order may only be made where it is expedient to do so in the interests of

amenity. This tree is large and is thus visible for some distance. It is also adds to the character and appearance of the Conservation Area.

- 2.5 The TEMPO assessment concludes that the tree is worthy of protection from both amenity and age/dimensions perspectives. The Board is thus recommended to make an Order. The owner, occupier and neighbours will be served with notice of this. There will then be an opportunity for representations to be submitted. A further report will be brought to the Planning and Development Board following the conclusion of the consultation period for Members to consider whether the Order should be confirmed and made permanent.
- 2.6 The TEMPO forms consider the value of the trees, based on a number of factors including amenity value, retention span, relative public visibility, other issues and an expediency assessment. Based on this the maximum score is 25. If a tree scores more than 16, it is considered worthy of being protected. The scores for the trees are highlighted below and reference to them is indicated in Appendix A.

Number of species	Tempo Score	Worthy of TPO
English Oak	21	Yes

3 Report Implications

3.1 Financial and Value for Money Implications

- 3.1.1 There are no implications in making this Order, but if confirmed, then there may be in that compensation may be payable if Consent is refused for works to a protected tree.

3.2 Legal and Human Rights Implications

- 3.2.1 As stated in the body of the report, the Town and Country Planning Act 1990 states that a tree preservation order may only be made when it is expedient to do so in the interests of amenity. If Members decide to make an order, the owners of the land and those with an interest in it, will have the opportunity to make representations to the Council before the Order is confirmed.

3.3 Environment and Sustainability Implications

- 3.3.1 The tree to be protected exhibits amenity value for both the present and the future amenities of the area, given its appearance and prominence in the street scene.

The Contact Officer for this report is Samuel Patten (719220).

Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date
1	County Forestry Officer	TEMPO Evaluations and Tree Location Plan	01/06/2022

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 01/06/2022	Surveyor: Matthew Alford
Tree details	
TPO Ref (if applicable):	Tree/Group No: 2G3J Species: English Oak
Owner (if known):	Location: 108 Coventry Road, Coleshill, B46 3EE

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes

5

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes

5

*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

5

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | | |
|--|---------------|
| 5) Principal components of formal arboricultural features, or veteran trees | Score & Notes |
| 4) Tree groups, or principal members of groups important for their cohesion | |
| 3) Trees with identifiable historic, commemorative or habitat importance | |
| 2) Trees of particularly good form, especially if rare or unusual | |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) | |
- 1) Trees with poor form or which are generally unsuitable for their location

5

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | | |
|---|---------------|
| 5) Immediate threat to tree inc. s.211 Notice | Score & Notes |
| 3) Foreseeable threat to tree | |
| 2) Perceived threat to tree | |
| 1) Precautionary only | |

Score & Notes

1

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

21

Decision:

TPO- Yes



Overview Photos



Inventory	
Surveyor	Matthew Alford
Inspection Date	01-Jun-2022
Trunk Type	Single
Age	Veteran
Condition	Reasonable
Proximity	As per map
Building Number	108
Street	Coventry Road
Area	North Warwickshire Borough
Sub Area	Coleshill
Stem Diameter	140 - 150cm
Spread	16 - 18m
Height	16 - 18m
Committee	Private
Site	Grass

Species	
Count	1
Vegetation Type	Broadleaf
Species	Quercus robur

Agenda Item No 9

Planning and Development Board

5 December 2022

Report of the
Head of Development Control

Tree Preservation Order - Land At
117-135 Grendon Road,
Polesworth

1 Summary

- 1.1 A Tree Preservation Order has been placed on six trees on land between 117 and 137 Grendon Road, Polesworth. It came into force on 5 July 2022 and lasts six months (until 5 January 2023). This report seeks to make the Order permanent.

Recommendation to the Board

That the Board confirms the Tree Preservation Order for the protection of 6 oak trees on land between 117 and 137 Grendon Road, Polesworth.

2 Background

- 2.1 The report presented to members on 6 June 2022 seeking authority for the Order is at Appendix A.

3 Representations

- 3.1 Representations from neighbours and Polesworth Parish Council were invited in writing by the 9 August 2022.
- 3.2 None have been received in respect of the proposal and thus the Board is recommended to confirm the Order.

4 Report Implications

4.1 Financial and Value for Money Implications

- 4.1.1 There are no implications in making this Order, but if confirmed, then there may be implications, in that compensation may be payable, if Consent is refused for works to a protected tree.

4.2 **Legal and Human Rights Implications**

- 4.2.1 As stated in the report dated 6 June, the Town and Country Planning Act 1990 only allows a tree preservation order to be made if it is expedient to do so in the interests of amenity. If members are satisfied that this remains the case having considered all the facts, the Order may be confirmed. Once made, the owners of the land would have a legal responsibility to maintain the tree and protect it from harm. Applications will need to be made to the Local Planning Authority in order to carry out works to the tree.

4.3 **Environment and Sustainability Implications**

- 4.3.1 The trees to be protected exhibit value for both the present and the future public amenities of the area, given their appearance and prominence in the street scene.

The Contact Officer for this report is Andrew Collinson (719228).

NOT FOR PUBLICATION

by virtue of paragraphs 2 and 6
of Part 1 of Schedule 12A to the
Local Government Act 1972

Agenda Item No 9**Planning and Development Board****6 June 2022****Tree Preservation Order****Land At 117-135 Grendon Road,
Polesworth****Report of the
Head of Development Control****1 Summary**

- 1.1 A call to the Planning Duty Officer from a concerned neighbour suggested that a tree at 135/137 Grendon Road was at imminent risk. The value of the tree was assessed by the County Forestry Officer and found to be worthy of protection. This report seeks authority for the emergency protection of the tree and others in the vicinity under delegated powers. Notice will then be served on the owner, the tenant and immediate neighbours.

Recommendation to the Board

That the Board confirms the action taken in the issue of an Emergency Tree Preservation Order for the protection of 6 trees on land between 117 and 137 Grendon Road, Polesworth 2016.

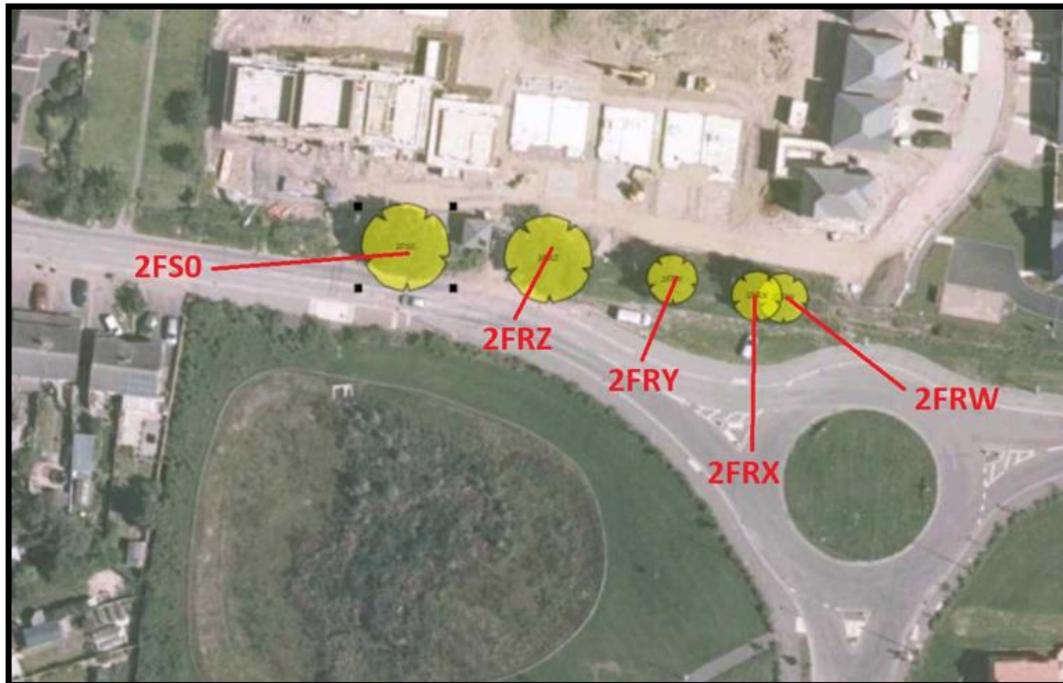
2 Background and Statement of Reasons

- 2.1 A call to the Planning Duty Officer on the 21 April 2022 alerted officers to a tree close to the highway at the front of Grendon Road. This was not under the control of the highway authority. A resident in the recently built Cameron Homes estate wanted to carry out remedial works to the tree. On further investigation it was identified that the tree was not protected and that the English Oak tree adjacent to the highway verge contributed to public amenity and had existed prior to the construction of the houses.
- 2.2 The County Forestry Officer was asked to undertake a TEMPO assessment of the value of the tree, and it scored 21, suggesting that the tree definitely merited a Tree Preservation Order. Works such as dead-wooding and a crown lift will be required in the future, however these would be done under supervision once the tree has been protected.

2.3 The photographs below show a selection of views of the Oak from the public areas around the development.



- 2.4 The TEMPO assessment completed by the County Tree Officer is attached to this report together with the tree location plan as Appendix A.
...
- 2.5 The TEMPO assessment concludes that the tree is worthy of protection. The Board is advised that subject to agreement, an emergency tree preservation order is made. The owner, occupier and neighbours will be served with a notice of the tree preservation order. There will then an opportunity for representations to be submitted. A further report will be submitted to the Planning and Development Board following the conclusion of the consultation period for Members to consider whether the Order should be confirmed and made permanent.
- 2.6 While considering that oak tree, officers also considered that the trees to the west of roundabout towards Polesworth which were not in the protection of the highway were also worthy of protection. This includes five further English oak trees that are not within the highway boundary but are equally worthy of a Tree Preservation Order.
- 2.7 The photographs below show a selection of views of the Oak trees from the public areas around the development. The TEMPO assessment completed by the County Tree Officer is attached to this report together with the tree location plan as Appendix B.
...



2.8 The TEMPO forms consider the value of the trees, based on a number of factors including amenity value, retention span, relative public visibility, other issues and expediency assessment. Based on this the maximum score is 25. If a tree scores more than 16, it is considered worthy of being protected. The scores for the trees are highlighted below and reference to them is indicated in Appendix C.

...

Number of species	Tempo Score	Worthy of TPO
T1 English Oak	19	Yes
T2 English Oak	18	Yes
T3 English Oak	19	Yes
T4 English Oak	19	Yes
T5 English Oak	19	Yes
T6 English Oak	21	Yes

3 Report Implications

3.1 Financial and Value for Money Implications

3.1.1 There are no implications in making this Order, but if confirmed, then there may be implications, in that compensation may be payable, if Consent is refused for works to a protected tree.

3.2 Legal and Human Rights Implications

3.2.1 The relevant legislation requires the Council to serve notice on landowners and others affected by the tree preservation order that the Order has been made and that they may object to the Order; a minimum of 28 days must be allowed for them to do so. Objections may be made on any grounds and, when deciding whether or not to confirm the Order, the Council must consider any properly made objection. The Council may confirm an Order at any time within 6 months of the date on which

it is made and, when doing so, may modify its provisions (but may not extend it to include additional trees).

3.3 Environment, Climate Change and Health Implications

- 3.3.1 The trees to be protected exhibit amenity value for both the present and the future amenities of the area, given its appearance and prominence in the street scene. The protection of trees also contributes towards the Council's draft Climate Change Action Plan.

The Contact Officer for this report is Andrew Collinson (719288).

Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date
1	County Forestry Officer	TEMPO Evaluations and Tree Location Plan	22/04/2022
2	County Forestry Officer	TEMPO Evaluations and Tree Location Plan	27/04/2022
3	NWBC	Tree Preservation Order Map	



Tree Inventory Report

Warwickshire County Council

22 April 2022

Report created by Clint Parker



Overview Photos



Inventory	
Surveyor	Matthew Alford
Inspection Date	01-Nov-2021
Trunk Type	Single
Age	Mature
Condition	Reasonable
Proximity	As per map
Building Number	137
Street	GRENDON ROAD
Area	North Warwickshire Borough
Sub Area	Polesworth
Stem Diameter	75 - 85cm
Spread	16 - 18m
Height	14 - 16m
Category	E
Committee	Highways
Site	Grass

Species	
Count	1
Vegetation Type	Broadleaf
Species	Quercus robur

Maintenance

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 22.04.22	Surveyor: Matthew Alford
----------------	--------------------------

Tree details		
TPO Ref (if applicable)	Tree/Group No: 2EH4	Species: Oak
Owner (if known)	Location: 137 Grendon Road Polesworth	

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes 5

* *Relates to existing context and is intended to apply to severe irremediable defects only*

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes 5

* *Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality*

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes 5

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes 3

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. S211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes 3

Part 3: Decision guide

- | | |
|-------|--------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |

Add Scores for Total: 21

Decision: Yes TPO

12-15
16+

TPO defensible
Definitely merits TPO



Tree Inventory Report

Warwickshire County Council

27 April 2022

Report created by Matthew Alford



Unique ID: 2FRW

Other

Quercus robur

Overview Photos



Inventory	
Surveyor	Matthew Alford
Inspection Date	27-Apr-2022
Trunk Type	Single
Age	Young
Condition	Good
Proximity	As per map
Building Number	Grendon Road
Area	North Warwickshire Borough
Sub Area	Polesworth
Stem Diameter	25 - 35cm
Spread	06 - 08m
Height	08 - 10m
Committee	Other
Site	Hedgerow/Ditch

Species	
Count	1
Vegetation Type	Broadleaf
Species	Quercus robur

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 27/4/22	Surveyor: Matthew Alford
---------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2FRW Species: English Oak
Owner (if known):	Location: Grendon Road, Polesworth

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes	5
--------------------------	---

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes	5
--------------------------	---

* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes	4
--------------------------	---

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | |
|--|
| 5) Principal components of formal arboricultural features, or veteran trees |
| 4) Tree groups, or principal members of groups important for their cohesion |
| 3) Trees with identifiable historic, commemorative or habitat importance |
| 2) Trees of particularly good form, especially if rare or unusual |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) |
| -1) Trees with poor form or which are generally unsuitable for their location |

Score & Notes	3
--------------------------	---

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | |
|---|
| 5) Immediate threat to tree inc. s.211 Notice |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes	2
--------------------------	---

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:
19

Decision:
Yes TPO



Tree Inventory Report

Warwickshire County Council

27 April 2022

Report created by Matthew Alford



Unique ID: 2FRX

Other

Quercus robur

Overview Photos



Inventory	
Surveyor	Matthew Alford
Inspection Date	27-Apr-2022
Trunk Type	Single
Age	Young
Condition	Good
Proximity	As per map
Street	Grendon Road
Area	North Warwickshire Borough
Sub Area	Polesworth
Stem Diameter	25 - 35cm
Spread	06 - 08m
Height	08 - 10m
Committee	Other
Site	Hedgerow/Ditch

Species	
Count	1
Vegetation Type	Broadleaf
Species	Quercus robur

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 27/4/22	Surveyor: Matthew Alford
---------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2FRX Species: English Oak
Owner (if known):	Location: Grendon Road, Polesworth

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes	5
--------------------------	---

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes	5
--------------------------	---

* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes	4
--------------------------	---

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | | | | |
|--|---|--------------------------|---|
| 5) Principal components of formal arboricultural features, or veteran trees | <table border="1"> <tr> <td>Score & Notes</td> <td>3</td> </tr> </table> | Score & Notes | 3 |
| Score & Notes | | 3 | |
| 4) Tree groups, or principal members of groups important for their cohesion | | | |
| 3) Trees with identifiable historic, commemorative or habitat importance | | | |
| 2) Trees of particularly good form, especially if rare or unusual | | | |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) | | | |
- 1) Trees with poor form or which are generally unsuitable for their location

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | | | | |
|---|---|--------------------------|---|
| 5) Immediate threat to tree inc. s.211 Notice | <table border="1"> <tr> <td>Score & Notes</td> <td>2</td> </tr> </table> | Score & Notes | 2 |
| Score & Notes | | 2 | |
| 3) Foreseeable threat to tree | | | |
| 2) Perceived threat to tree | | | |
| 1) Precautionary only | | | |

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:	19
------------------------------	----

Decision:	Yes TPO
------------------	---------



Tree Inventory Report

Warwickshire County Council

27 April 2022

Report created by Matthew Alford



Unique ID: 2FRY

Other

Quercus robur

Overview Photos



Inventory	
Surveyor	Matthew Alford
Inspection Date	27-Apr-2022
Trunk Type	Twin
Age	Young
Condition	Good
Proximity	As per map
Street	Grendon Road
Area	North Warwickshire Borough
Sub Area	Polesworth
Stem Diameter	35 - 45cm
Spread	06 - 08m
Height	08 - 10m
Committee	Other
Site	Hedgerow/Ditch

Species	
Count	1
Vegetation Type	Broadleaf
Species	Quercus robur

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 27/4/22	Surveyor: Matthew Alford
---------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2FRY Species: English Oak
Owner (if known):	Location: Grendon Road, Polesworth

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes	5
--------------------------	---

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes	5
--------------------------	---

* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes	4
--------------------------	---

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | | | | |
|--|---|--------------------------|---|
| 5) Principal components of formal arboricultural features, or veteran trees | <table border="1"> <tr> <td>Score & Notes</td> <td>3</td> </tr> </table> | Score & Notes | 3 |
| Score & Notes | | 3 | |
| 4) Tree groups, or principal members of groups important for their cohesion | | | |
| 3) Trees with identifiable historic, commemorative or habitat importance | | | |
| 2) Trees of particularly good form, especially if rare or unusual | | | |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) | | | |
- 1) Trees with poor form or which are generally unsuitable for their location

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | | | | |
|---|---|--------------------------|---|
| 5) Immediate threat to tree inc. s.211 Notice | <table border="1"> <tr> <td>Score & Notes</td> <td>2</td> </tr> </table> | Score & Notes | 2 |
| Score & Notes | | 2 | |
| 3) Foreseeable threat to tree | | | |
| 2) Perceived threat to tree | | | |
| 1) Precautionary only | | | |

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:	19
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Decision:	Yes TPO
------------------	---------



Tree Inventory Report

Warwickshire County Council

27 April 2022

Report created by Matthew Alford



Unique ID: 2FRZ

Other

Quercus robur

Overview Photos



Inventory	
Surveyor	Matthew Alford
Inspection Date	27-Apr-2022
Trunk Type	Single
Age	Mature
Condition	Good
Proximity	As per map
Street	Grendon Road
Area	North Warwickshire Borough
Sub Area	Polesworth
Stem Diameter	110 - 120cm
Spread	12 - 14m
Height	08 - 10m
Committee	Other
Site	Hedgerow/Ditch

Species	
Count	1
Vegetation Type	Broadleaf
Species	Quercus robur

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 27/4/22	Surveyor: Matthew Alford
---------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2FRZ Species: English Oak
Owner (if known):	Location: Grendon Road, Polesworth

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes	3
--------------------------	---

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes	4
--------------------------	---

* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes	4
--------------------------	---

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | | | | |
|--|---|--------------------------|---|
| 5) Principal components of formal arboricultural features, or veteran trees | <table border="1"> <tr> <td>Score & Notes</td> <td>5</td> </tr> </table> | Score & Notes | 5 |
| Score & Notes | | 5 | |
| 4) Tree groups, or principal members of groups important for their cohesion | | | |
| 3) Trees with identifiable historic, commemorative or habitat importance | | | |
| 2) Trees of particularly good form, especially if rare or unusual | | | |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) | | | |
| -1) Trees with poor form or which are generally unsuitable for their location | | | |

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | | | | |
|---|---|--------------------------|---|
| 5) Immediate threat to tree inc. s.211 Notice | <table border="1"> <tr> <td>Score & Notes</td> <td>2</td> </tr> </table> | Score & Notes | 2 |
| Score & Notes | | 2 | |
| 3) Foreseeable threat to tree | | | |
| 2) Perceived threat to tree | | | |
| 1) Precautionary only | | | |

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:
18

Decision:
Yes TPO



Tree Inventory Report

Warwickshire County Council

27 April 2022

Report created by Matthew Alford



Unique ID: 2FS0

Other

Quercus robur

Overview Photos



Inventory	
Surveyor	Matthew Alford
Inspection Date	27-Apr-2022
Trunk Type	Twin
Age	Early mature
Condition	Good
Proximity	As per map
Street	Grendon Road
Area	North Warwickshire Borough
Sub Area	Polesworth
Stem Diameter	85 - 100cm
Spread	12 - 14m
Height	08 - 10m
Committee	Other
Site	Grass

Species	
Count	1
Vegetation Type	Broadleaf
Species	Quercus robur

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 27/4/22	Surveyor: Matthew Alford
---------------	--------------------------

Tree details	
TPO Ref (if applicable):	Tree/Group No: 2FS0 Species: English Oak
Owner (if known):	Location: Grendon Road, Polesworth

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes	5
--------------------------	---

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes	5
--------------------------	---

* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes	4
--------------------------	---

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | | | | |
|--|---|--------------------------|---|
| 5) Principal components of formal arboricultural features, or veteran trees | <table border="1"> <tr> <td>Score & Notes</td> <td>3</td> </tr> </table> | Score & Notes | 3 |
| Score & Notes | | 3 | |
| 4) Tree groups, or principal members of groups important for their cohesion | | | |
| 3) Trees with identifiable historic, commemorative or habitat importance | | | |
| 2) Trees of particularly good form, especially if rare or unusual | | | |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) | | | |
- 1) Trees with poor form or which are generally unsuitable for their location

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- | | | | |
|---|---|--------------------------|---|
| 5) Immediate threat to tree inc. s.211 Notice | <table border="1"> <tr> <td>Score & Notes</td> <td>2</td> </tr> </table> | Score & Notes | 2 |
| Score & Notes | | 2 | |
| 3) Foreseeable threat to tree | | | |
| 2) Perceived threat to tree | | | |
| 1) Precautionary only | | | |

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:	19
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Decision:	Yes TPO
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2FSO

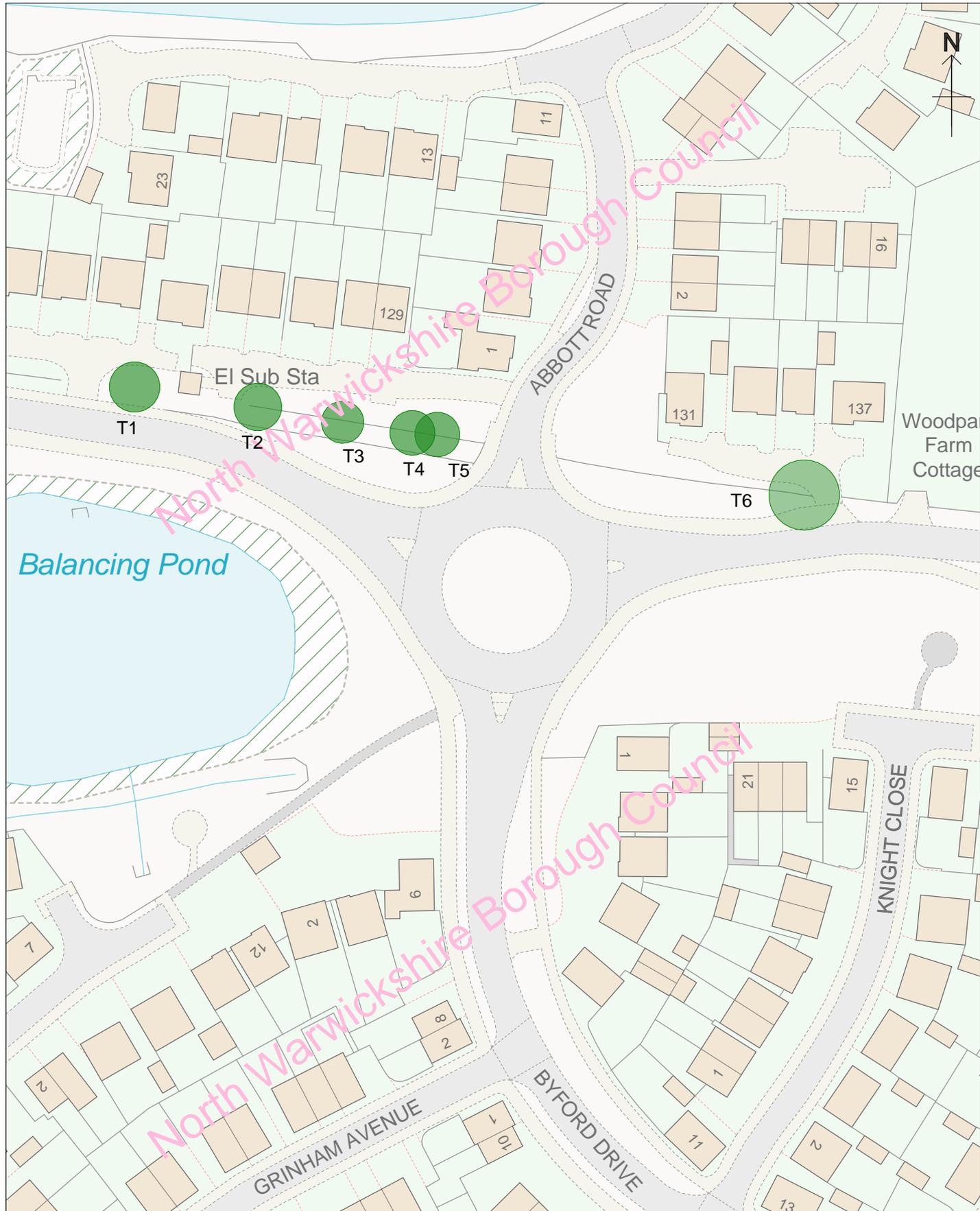
2FRZ

2FRY

2FRX

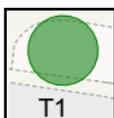
2FRW

Proposed TPO's - Fronting No's 117 to 135/137 Grendon Road



Date: 19:05:22
Scale: 1:1000

Key:



- Proposed TPO

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North Warwickshire
Borough Council



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Agenda Item No 10

Planning and Development Board

5 December 2022

**Report of the
Chief Executive**

Exclusion of the Public and Press

Recommendation to the Board

To consider whether, in accordance with Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following items of business, on the grounds that they involve the likely disclosure of exempt information as defined by Schedule 12A to the Act.

Agenda Item No 11

Tree Preservation Order Coleshill - Report of the Head of Development Control

Paragraph 6 – by reason of the need to consider the making of an order.

Agenda Item No 12

Tree Preservation Order Austrey - Report of the Head of Development Control

Paragraph 6 – by reason of the need to consider the making of an order.

Agenda Item No 13

Confidential Extract of the Minutes of the meeting of the Planning and Development Board held on 31 October 2022

In relation to the item listed above members should only exclude the public if the public interest in doing so outweighs the public interest in disclosing the information, giving their reasons as to why that is the case.

The Contact Officer for this report is Julie Holland (719237).