To: The Deputy Leader and Members of the Planning and Development Board

(Councillors Simpson, Reilly, Bell, Chambers, L Dirveiks, Hayfield, Henney, Jarvis, Jenns, Morson, Phillips, Smitten, Sweet, Symonds and A Wright)

For the information of other Members of the Council

This document can be made available in large print and electronic accessible formats if requested.

For general enquiries please contact David Harris, Democratic Services Manager, on 01827 719222 or via e-mail - davidharris@northwarks.gov.uk.

For enquiries about specific reports please contact the officer named in the reports

PLANNING AND DEVELOPMENT BOARD AGENDA

4 SEPTEMBER 2017

The Planning and Development Board will meet in The Council Chamber, The Council House, South Street, Atherstone, Warwickshire CV9 1DE on Monday 4 September 2017 at 6.30 pm.

AGENDA

1 **Evacuation Procedure**.

2 **Apologies for Absence / Members away on official Council business**.

3 **Disclosable Pecuniary and Non-Pecuniary Interests**

ITEMS FOR DISCUSSION AND DECISION (WHITE PAPERS)

4 **Planning Applications** – Report of the Head of Development Control.

Summary

Town and Country Planning Act 1990 – applications presented for determination

The Contact Officer for this report is Jeff Brown (719310).

5 **Tree Preservation Order, 57 Birmingham Road Whitacre Heath -** Report of the Head of Development Control.

Summary

The Board is asked to consider whether it wishes to make the Emergency Order here permanent.

The Contact Officer for this report is Jeff Brown (719310).

6 **Tree Preservation Order, Birchmoor Road Polesworth -** Report of the Head of Development Control.

Summary

The Board is asked to consider the receipt of a representation in respect of the making of the Emergency Order.

The Contact Officer for this report is Jeff Brown (719310).

JERRY HUTCHINSON
Chief Executive

Agenda Item No 5

Planning and Development Board

4 September 2017

Report of the
Head of Development Control

Tree Preservation Order
57 Birmingham Road Whitacre Heath

1 **Summary**

1.1 The Board is asked to consider whether it wishes to make the Emergency Order here permanent.

> **Recommendation to the Board**
>
> **That the Order be confirmed as a permanent Order.**

2 **Background**

2.1 Members will recall that this matter was brought to their attention at the June meeting. A copy of the report is attached at Appendix A. An Emergency Order had been made in respect of the tree at this address and the Board confirmed the making of that Order. A consultation period followed but there have been no representations received.

3 **Observations**

3.1 Members will know that the only criterion for making an Order refers to the importance of the trees in the interests of public amenity. This was considered at the time of making the Order and the single tree here is visible to the public at large. That situation has not altered and there have been no representations made.

4 **Report Implications**

4.1 **Finance and Value for Money Implications**

4.1.1 There is no cost in making the Order permanent. There are circumstances where compensation might be payable for refusal to undertake works to a protected tree.

4.2 **Environment and Sustainability Implications**

4.2.1 The protection of trees meets the objectives of the Development Plan and the Council's priorities in protecting the rural appearance and character of the Borough.

The Contact Officer for this report is Jeff Brown (719310).

Agenda Item No 9A

Planning and Development Board

12 June 2017

Report of the
Head of Development Control

Emergency Tree Preservation Order – 57 Birmingham Road, Nether Whitacre

1 Summary

1.1 This report seeks to bring Members up to date in respect of the making of a Tree Preservation Order at this address

Recommendation to the Board

That the Board confirms action taken to make an Emergency Tree Preservation Order in respect of an oak tree at this address and that representations received are referred to the Board in due course when it comes to consider confirmation of the Order.

2 Background

2.1 Officers' attention was drawn to a dispute between neighbours concerning a large oak tree on the boundary between two properties in Birmingham Road, Whitacre Heath. Whilst in the ownership of number 57, it overhangs number 55 and branches have occasionally been removed.

2.2 The Council's Tree Officer visited the site and his assessment was that the large and mature specimen was worthy of an Order on the grounds of its public amenity value in the street scene even although it was in the rear garden. A copy of the assessment is at Appendix A.

2.3 As a consequence authority was sought and given for the making of an Emergency Order. This was dated 5 May 2017 – see Appendix B. The opportunity for representations to be made now follows and those that are submitted will be referred to the Board in due course. At present the Board is asked to confirm the making of the Emergency Order.

3 Report Implications

3.1 Finance and Value for Money Implications

3.1.1 There are no implications in making the Order but Members will be aware that subsequent to confirmation of the Order, compensation may be applicable depending upon the outcome of decision relating to proposed works on a protected tree

3.2 **Legal and Human Rights Implications**

3.2.1 The owner and neighbour will be able to make representations on the Emergency Order and these will be considered when the Board takes a decision to confirm the Order or not.

3.3 **Environment and Sustainability Implications**

3.3.1 Tree Protection Order can be made where the trees are worthy of protection in the interests of public amenity.

The Contact Officer for this report is Jeff Brown (719310).

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

TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO)

SURVEY DATA SHEET & DECISION GUIDE

Date: 03/05/2017 Surveyor: ANDREW WATKINS

Tree details
TPO Ref (if applicable): Tree/Group No: Species: OAK.
Owner (if known): MRS GOLDER Location: REAR OF 57 BIRMINGHAM ROAD, WHITMORE HEATH.

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

5) Good	Highly suitable
(3) Fair	Suitable
1) Poor	Unlikely to be suitable
0) Dead	Unsuitable
0) Dying/dangerous*	Unsuitable

Score & Notes (3) TREE OF GOOD FORM, DEVOID OF FRUITING BODIES, MINIMAL DEADWOOD WITHIN CROWN.

** 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 (2) CHANGE TO ENVIRONMENT IN CLOSE PROXIMITY TO TREE IS NOT EXPECTED. TREE SHOWS SIGNS OF GOOD REGENERATION AT THIS EARLY POSITION OF THE GROWTH SEASON.

**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 (3) VISIBLE FROM ROAD DUE TO BUNGALOW STYLE OF DWELLING. VISIBLE FROM NEIGHBOURING REAR GARDENS.

d) Other factors

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

5) Principal components of arboricultural features, or veteran trees	
4) Tree groups, or 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	

Score & Notes (2) TREE DISPLAYS A NATURAL FORM AS PER GENUS. VERY MINOR HISTORIC WORKS REGARDED TO TREE.

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

5) Immediate threat to tree	
(3) Foreseeable threat to tree	
2) Perceived threat to tree	
1) Precautionary only	

Score & Notes (3) NEIGHBOUR COMPLAINING ABOUT SHADING AND FALLING LEAVES FROM TREE. HAS REMOVED OVERHANGING BRANCHES PREVIOUSLY.

Part 3: Decision guide

Any 0	Do not apply TPO
1-6	TPO indefensible
7-10	Does not merit TPO
(11-14)	TPO defensible
15+	Definitely merits TPO

Add Scores for Total: 13

Decision: DEFENSIBLE.

Town and Country Planning Act 1990

North Warwickshire Borough Council

(57 Birmingham Road, Whitacre Heath)

Tree Preservation Order, 2017

The North Warwickshire Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as the North Warwickshire Borough Council (57 Birmingham Road, Whitacre Heath) Tree Preservation Order, 2017.

Interpretation

2.—(1) In this Order "the authority" means the North Warwickshire Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2011.

Effect

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a)cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b)cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 5th day of May 2017

The Common Seal of the North Warwickshire Borough Council
was affixed to this deed in the presence of -

.....
The Designated Officer
Signed on behalf of the North Warwickshire Borough Council

CONFIRMATION OF ORDER

This Order was confirmed by the North Warwickshire Borough Council without modification on
the day of
OR
This Order was confirmed by the North Warwickshire Borough Council, subject to the modifications
indicated by , on the day of

.....
The Designated Officer
Signed on behalf of the North Warwickshire Borough Council

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by North Warwickshire Borough Council on
the day of

.....
The Designated Officer
Signed on behalf of the North Warwickshire Borough Council

VARIATION OF ORDER

This Order was varied by the North Warwickshire Borough Council on
the day of
by a variation order under the reference number
a copy of which is attached

.....
The Designated Officer
Signed on behalf of the North Warwickshire Borough Council

REVOCATION OF ORDER

This Order was revoked by the North Warwickshire Borough Council on
the day of

.....
The Designated Officer
Signed on behalf of the North Warwickshire Borough Council

Schedule 1, Specification of trees

Trees specified individually

(encircled in black on the map)

Reference on map	*Description*	*Situation*
T1	Oak	Located in the rear garden of 57 Birmingham Road, close to the boundary with 55 Birmingham Road, as indicated on the attached map.

Trees specified by reference to an area

(within a dotted black line on the map)

Reference on map	*Description*	*Situation*
NONE		

Groups of trees

(within a broken black line on the map)

Reference on map	*Description (including number of trees of each species in the group)*	*Situation*
NONE		

Woodlands

(within a continuous black line on the map)

Reference on map	*Description*	*Situation*
NONE		

Agenda Item No 6

Planning and Development Board

4 September 2017

Report of the
Head of Development Control

Tree Preservation Order
Birchmoor Road Polesworth

1 **Summary**

1.1 The Board is asked to consider the receipt of a representation in respect of the making of the Emergency Order.

> **Recommendation to the Board**
>
> **That having considered the representation received, the Order be made permanent.**

2 **Background**

2.1 Members will recall that this matter was brought to their attention at the May meeting. A copy of the report is attached at Appendix A. An Emergency Order had been made for trees along the Birchmoor Road in Polesworth and the Board confirmed the making of that Order. As a consequence of the ensuing consultation period, one representation has been received and Members are now asked to consider this in their assessment as to whether the Order should be made permanent or not.

3 **The Representation**

3.1 This is from the owner of the land and it is copied at Appendix B.

4 **Observations**

4.1 In respect of the matters raised in the letter then Members will be aware that an Order does not prevent good management of trees. All it means is that an application has to be made for prospective works and in normal circumstances that work is not usually denied. The Council's tree officer would be involved in making that assessment. Also the prospect of a fence is not prevented – either a planning application will be needed or not regardless of the Order. The Order would become a material consideration if one is needed, but it does not in itself "stop all work" on the site. The owner would be best to speak to officers.

4.2 Similarly with future proposals for the site, the Order would not prevent a planning application coming forward, but it would be a consideration which the Council would have to give weight to along with all other considerations.

4.3 The owner's concerns about "future potential re-sale" etc. are not considerations that should be given weight here. Members know that the only criterion for making an Order refers to the importance of the trees in the interests of public amenity. Here they are on the edge of the settlement on a road leading into Polesworth and thus are highly visible. They have high amenity value which was the reason behind the making of the Emergency Order.

5 Report Implications

5.1 Finance and Value for Money Implications

5.1.1 There is no cost in making the Order permanent. There are circumstances where compensation might be payable for refusal to undertake works to a protected tree.

5.2 Environment and Sustainability Implications

5.2.1 The protection of trees meets the objectives of the Development Plan and the Council's priorities in protecting the rural appearance and character of the Borough.

The Contact Officer for this report is Jeff Brown (719310).

Agenda Item No 9

Planning and Development Board

15 May 2017

Report of the
Head of Development Control

Tree Preservation Order
Birchmoor Road, Polesworth

1 Summary

1.1 This report seeks confirmation from the Board of actions taken to make an Emergency Tree Preservation Order at this address.

Recommendation to the Board

That the action taken by the Assistant Chief Executive and Solicitor to the Council, in consultation with the Chairman of the Board, to make an Emergency Tree Preservation Order in respect of trees at this address as outlined in this report be confirmed and that subsequent representations received be reported to the Board in due course.

2 Background

2.1 Attention was drawn to works being undertaken in respect of trees being removed from the north side of the Birchmoor Road in Polesworth. Officers established that the line of trees involved was not in the ownership of the Warwickshire County Council but that it was in private ownership. The trees were inspected and the name of the owner was established. Work ceased but there was an indication given that it would continue quite soon. As a consequence an assessment was made as to whether the trees should be the subject of an Emergency Order. Members are aware that such an Order should only be made when it is "expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area".

2.2 The trees here provide a frontage alongside the northern edge of the Birchmoor Road close to the built up area of Polesworth. The remaining trees are a mix of oak, damson and ash with a predominance of lime trees. The Tree Officer's assessment is that they are in good health and that they score highly on the standard methodology used in these cases. The trees are clearly "under threat". They provide an important amenity role on the edge of the built-up area of Polesworth marking a transition from the open countryside around. They are visible to the general public both to residents and to passing drivers.

2.3 In these circumstances the view was taken that the criteria for making an Order were met and thus the Chairman's agreement was sought for the making of an Emergency Order given the immediate threat of further felling. That agreement was forthcoming and the Order was made on the 27th April. Site Notices have been displayed and the owner notified by recorded delivery.

2.4 The owner will have until 8 June 2017 to make any representations. Following this date Members will be asked to consider whether or not the Order should be made permanent, and part of that consideration will be taking into account all representations received.
A copy of the Order Plan is attached at Appendix A with a copy of the Assessment at Appendix B.

3 Report Implications

3.1 Financial and Value for Money Implications

3.1.1 There is no additional cost in making the Order. Members will be aware that in certain circumstances compensation may be payable in respect of subsequent decisions that are taken on applications for works to protected trees.

3.2 Legal and Human Rights Implications

3.2.1 The owner of the land is able to respond to the making of the Emergency Order and these will be considered as part of the assessment as to whether to make the Order permanent or not.

3.3 Sustainability and Environmental Implications

3.3.1 The protection of trees is enabled through legislation and accords with the Council's priorities of retaining and protecting the Borough's rural heritage.

The Contact Officer for this report is Jeff Brown (719310).

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

Town and Country Planning Act 1990

North Warwickshire Borough Council

(Birchmoor Road, Polesworth)

Tree Preservation Order, 2017

The North Warwickshire Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as the North Warwickshire Borough Council (Birchmoor Road, Polesworth) Tree Preservation Order, 2017.

Interpretation

2.—(1) In this Order "the authority" means the North Warwickshire Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2011.

Effect

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a)cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b)cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 27th day of April 2017

The Common Seal of the North Warwickshire Borough Council
was affixed to this deed in the presence of -

.....
The Designated Officer
Signed on behalf of the North Warwickshire Borough Council

CONFIRMATION OF ORDER

5421

This Order was confirmed by the North Warwickshire Borough Council without modification on
the day of
OR
This Order was confirmed by the North Warwickshire Borough Council, subject to the modifications
indicated by . on the day of

.....
The Designated Officer
Signed on behalf of the North Warwickshire Borough Council

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by North Warwickshire Borough Council on
the day of

.....
The Designated Officer
Signed on behalf of the North Warwickshire Borough Council

VARIATION OF ORDER

This Order was varied by the North Warwickshire Borough Council on
the day of
by a variation order under the reference number
a copy of which is attached

.....
The Designated Officer
Signed on behalf of the North Warwickshire Borough Council

REVOCATION OF ORDER

This Order was revoked by the North Warwickshire Borough Council on
the day of

.....
The Designated Officer
Signed on behalf of the North Warwickshire Borough Council

Schedule 1. Specification of trees

Trees specified individually

(encircled in black on the map)

Reference on map	*Description*	*Situation*
T1	Oak	All the trees T1 to T15 are located on land adjacent to the highway known as Birchmoor Road, Polesworth as indicated on the attached map.
T2 and T3	Ash	
T4, T5, T6, T7, T8, T9, T10, T11, T12 T13, T14	Lime (T4 to T14 inclusive)	
T15	Damson	

Trees specified by reference to an area

(within a dotted black line on the map)

Reference on map	*Description*	*Situation*
NONE		

Groups of trees

(within a broken black line on the map)

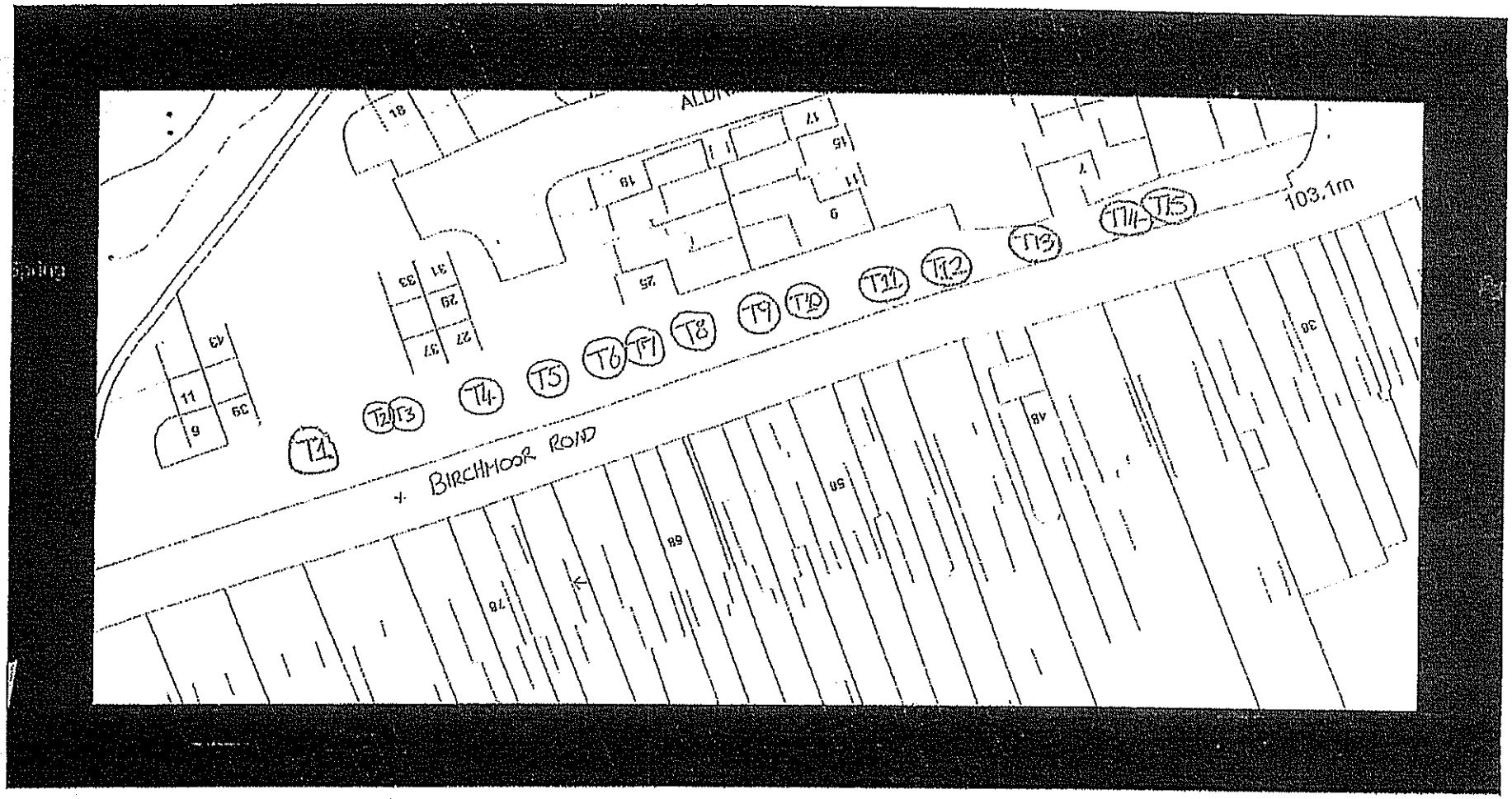
Reference on map	*Description (including number of trees of each species in the group)*	*Situation*
NONE		

Woodlands

(within a continuous black line on the map)

Reference on map	*Description*	*Situation*
NONE		

Birchmoor Road, Polesworth



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Scale: 1:750

North Warwickshire
Borough Council

Ordnance Survey

N
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S

TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO)

SURVEY DATA SHEET & DECISION GUIDE

Date: 24/04/2017 Surveyor: ANDREW WATKINS.

Tree details
TPO Ref (if applicable): Tree/Group No: Species: OAK, LIME
Owner (if known): Location: BIRCHMOOR ROAD, POLESWORTH, B78 1AB.

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

(5) Good	Highly suitable
3) Fair	Suitable
1) Poor	Unlikely to be suitable
0) Dead	Unsuitable
0) Dying/dangerous*	Unsuitable

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

Score & Notes (5) GOOD CONDITION SPECIMENS

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

**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*

Score & Notes (2) POTENTIAL ROOT COMPACTION NOTED DUE TO THE LOCATION OF THE TREES AND ASSOCIATED VEHICLES.

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) HIGHLY VISIBLE POSITIONINGS.

d) Other factors

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

5) Principal components of arboricultural features, or veteran trees
(4) Tree groups, or 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

Score & Notes (4) GROUP FORMS A TREE LINE THAT PROVIDES A NATURAL WILDLIFE CORRIDOR IN THIS LOCATION.

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

5) Immediate threat to tree
(3) Foreseeable threat to tree
2) Perceived threat to tree
1) Precautionary only

Score & Notes (3) NEW LANDOWNER HAS STATED PLANNED REMOVAL OF THE TREES, WORKS TO BE INSTRUCTED IMMINENTLY.

Part 3: Decision guide

Any 0	Do not apply TPO
1-6	TPO indefensible
7-10	Does not merit TPO
11-14	TPO defensible
15+	Definitely merits TPO

Add Scores for Total: 18

Decision: PROTECT.

RECEIVED

- 8 JUN 2017

North Warwickshire Borough Council

06/06/2017

Mr Benjamin Smith

14 Cromwell Road

Tamworth

Staffordshire

B79 8ND

Tell: 07477966601

E mail neb_star@hotmail.co.uk

This matter is being dealt with by

Annie Ryan

North Warickshire Borough Council

Your Ref : AR/TPO- 713.060/2

My Ref : WK342677

RECEIVED

- 8 JUN 2017

North Warwickshire Borough Council

Dear Council

I write this letter today in relation to a Tree Preservation Order issued to my address on 27 April 2017

(Birchmoor Road, Polesworth, B78 1AB)

As the New Land owner since (02/02/2017) I do wish to appeal against the order being made and therefore put my reasons below.

My two main reasons to purchase the land at auction was to tidy it up for curb side appeal and help inprove the appreance of the local area, also for investment purposes.

The land was sold to myself as overgrown which required attention (see attached), and since the start of march 2017 not april 27th as stated work slowly started cutting back bushes to tidy the area and stop it becoming a dumping ground, however it is deeply overgrown and will take years for myself to get it all back under controll.

My intensions are not to cut all the tree`s down but to trim/shape some of the wild tree`s back and take out some dead ones that`s required like T13 and give them some care and attention, this work is deeply required as no maintence has been carried out on the land for many years. At a later date maybe plan to install a nice looking low boundary fence and a Tree Preservation Order would stop all the work to countinue.

As the New Land owner i would also like to feel i have a duty of care with my property and would hope i have the council`s approval to tidy the property for inprovement within the nice tidy area of polesworth nearby, this order would stop the best apperance being achived.

An order against the tree,s would also stop the potential use`s of the land in the furture.

However im also against seeing good healthy tree`s being cut, Hence no order is needing to be made against the tree`s as a high level of care is being taken and its not my intension to cut down, top, lop, uproot unnecessary tree`s

Following the start of work, a few nabour`s have spoken to myself asking about my intension`s with the land and ive reassured them no planning for dewellings is going to happen just to tidy/open the land to its once former glory, to which some approve and are looking forward to finaly get back their open view`s of the gorgeous country field lands that hide behind.

When contacted about this matter by Andy Watkins he approved and said to countinue on tidying the small tree`s myself but would recommend a trained tree surgeon to fall the larger tree,s as a safe working area and duty to public safty would be paramount (to this i approve), if it was the case to fall large tree`s which this however is not the case, specially T1 oak and T2 T3 ash tree`s but T4-T14 the lime tree,s do require work and Andy stated to removed T15 damson.

Finally i deeply object against the order being made as that it would severely cripple the potential re-sale value when the time comes to re- sell the property as this puts potential buyer`s off and would not be fair to myself as this is my investment, and their has never been an order made before and is not required now.

Hope my reasons put forward are clear and understood as mentioned this is a slow process and would like to be kept updated on the matter by letter when a report is complete and meetings about the decisions are taking place.

Yours sincerely

Benjamin Smith

ury Lane,
2 1NR
- £120,000

ntial for
Road

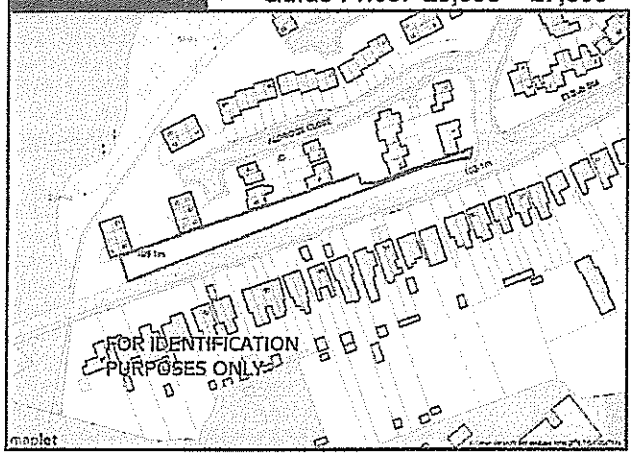
de leaving

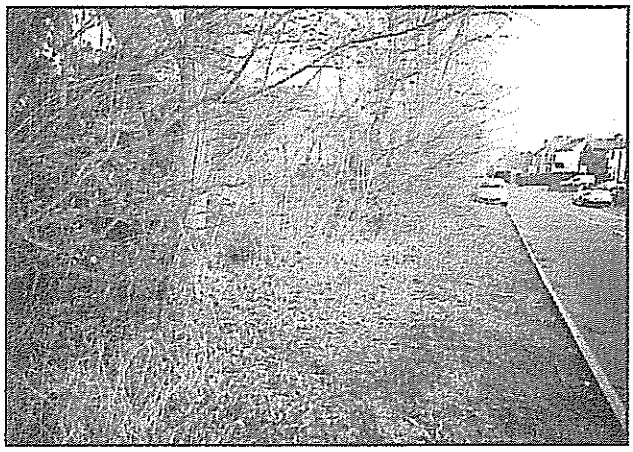
ns in place.
ect

LOT 16

Land off Birchmoor Road, Tamworth, B78 1AB

*Guide Price: £5,000 - £7,000





DESCRIPTION
Parcel of land adjacent to Birchmoor Road, currently being used as a layby with additional overgrown land.

LOCATION
Located on Birchmoor Road on the opposite side of the road to numbers 34 - 82.

TENURE: Freehold with vacant possession

* Please refer to Auction Information point No 10 found at the front of this catalogue