

AXMINSTER RURAL
(Axminster)

06/2006

Target Date: 18.01.2007

Location: Land to the west of Green Lane, Raymonds Hill, Axminster,
Devon.

Proposal: Confirmation of Tree Preservation Order

CONSULTATIONS

Copies of order have been sent to Ward Member, Parish Council and neighbouring properties.

TOWN/PARISH COUNCIL

No comments.

WARD MEMBER(S)

No comments.

REPRESENTATIONS

Objections

3 letters have been received raising the following points:

- The largest and most prominent trees are Leylandii and do not make a significant contribution to public amenity.
- The Leylandii form a hedge so cannot be protected by a TPO.
- The land is completely private, access is via two private driveways and to view the trees would constitute a trespass.
- The trees are not entirely visible from Green Lane.
- The recent planning proposal for the site retained most of the trees on the site.

RELEVANT PLANNING HISTORY

App.No:	Proposal	Decision	Date
04/2510/FUL	3 residential units	Refused	22.11.04
02/P0038	3 residential units	Refused	04.03.02
91/P1769	3 detached dwellings with garage and access road	Refused	17.12.91
91/P1403	4 detached dwellings with garage and access road	Refused	01.10.91
84/P1947	3 bungalows	Refused	23.01.85
81/P0527	5 bungalows	Refused	12.05.81

PLANNING POLICIES

Town and Country Planning (Trees) Regulations 1999

East Devon Local Plan (1995-2011)

Policy D5 – Trees on Development Site

SITE LOCATION AND DESCRIPTION

The trees are located on land adjacent to Green Lane, Raymonds Hill, Axminster.

The trees are situated on a parcel of land that forms an attractive area of countryside surrounded by well spaced residential properties. The land is designated as land of local amenity importance.

CONSIDERATIONS AND ASSESSMENT

Background

The site is situated outside the built up area boundary line and is unlikely to be developed in the short to medium term. There have been six previous planning applications to develop this site, the last of which went to appeal and was successfully defended by this Authority. The last application did seek to retain a large number of trees on site. The trees were not a reason for refusal of this application.

CONCLUSIONS

The site contains a mix of species including Leyland Cypress, Beech, Horse Chestnut, Malus, Hazel, Silver Birch, Sycamore, Pine, Lime and Lawson Cypress.

Whilst the trees do offer a good level of amenity to the surrounding properties, the trees are not sufficiently visible from a public place to be considered a public amenity. Given the previous planning application sought retention of a large number of trees on site and that development is unlikely in the short to medium term it is felt that there is limited threat to the trees, therefore, it is not considered expedient in the interest of amenity to place a Tree Preservation Order on these trees.

RECOMMENDATION

The order is not confirmed.

List of Background Papers

Pictures and plan on site.