

LONDON BOROUGH OF HARROW

Meeting:	Development Control Committee
Date:	7 September 2004
Subject:	Tree Preservation Order (TPO) 782 Valencia Road (No. 4) Canons
Key Decision:	No
Responsible Chief Officer:	Chief Planning Officer
Relevant Portfolio Holder:	Planning, Development, Housing and Best Value
Status:	Part 1
Ward:	Canons
Enclosures:	Appendix A: Site Plan Appendix B: Schedule of Trees

1. Summary / Reason for Urgency (if applicable)

This report provides a detailed tree survey carried out on the land behind 2-24 Valencia Road, Oakmead Court, Burlington Park House and 40-46 Dennis Lane, Canons. A new detailed Tree Preservation Order (TPO) is proposed.

2. Recommendation (for decision by the Development Control Committee)

2.1 That the Borough Solicitor be authorised to make a new TPO to be known as TPO 782 Valencia Road (No. 4) Canons, made pursuant to sections 198 and 201 of the Town and Country Planning Act 1990 to protect those trees identified on the attached map and schedule.

On confirmation of the above: TPO 10 – Area 44, to be revoked.

REASON FOR DECISION: To accord with current policy (see paragraph 6.2).

3. Consultation with Ward Councillors

3.1 None

4. Policy Context (including relevant previous decisions)

4.1 See Paragraph 6.2

5. Relevance to Corporate Priorities

5.1 This report addresses The Council's stated priority of enhancing the environment of the borough.

6. Background Information and Options Considered

6.1 In order to achieve immediate protection and as a matter of expediency an Area TPO was made on the site known as TPO10 – Area 44.

6.2 In accordance with current policy the site has now been re-surveyed to identify individual trees, groups of trees and woodlands that are of high amenity value.

6.3 In this case a woodland order is considered appropriate, as Area TPO's only protect the trees growing at the time the order was made. The woodland TPO will now protect all trees including the understory and any new trees forming part of the woodland.

6.4 The attached map and schedule indicates the trees concerned within the Order.

6.5 The existing Order referred to in paragraph 6.1 will remain in force until the new Order is confirmed. On confirmation of the new Order the old Order will be revoked.

7. Consultation

7.1 Not applicable

8. Finance Observations

8.1 No financial implications

9. Legal Observations

9.1 None

10. Conclusion

10.1 Make new TPO to protect the most important trees (see paragraph 6.2)

11. Background Papers

11.1 TPO 10 – Area 44

12. Author

12.1 Steve Woad, Principal Landscape Architect