

Meeting:	Development Control Committee
Date:	9 November 2004
Subject:	Tree Preservation Orders (TPO)
Responsible Officer:	Chief Planning Officer
Contact Officer:	Steve Woad
Portfolio Holder:	Planning Development and Housing
Key Decision:	No

Section 1: Summary

Decision Required

1.1 That the Head of Law and Administration be authorised to make new TPO's to be known as follows:

- TPO 769 Ingle Close (No. 1) Pinner
- TPO 770 London Road (No. 7) Harrow on the Hill
- TPO 771 Hillview Road (No. 6) Hatch End
- TPO 772 Tanglewood Close (No. 1) Stanmore Park
- TPO 773 Ash Close (No. 2) Stanmore Park
- TPO 774 Gordon Avenue (No. 21) Stanmore Park
- TPO 775 Leavesden Road (No. 1) Stanmore Park
- TPO 776 Wentworth Place (No. 1) Stanmore Park
- TPO 777 Wilsmere Drive (No. 2) Harrow Weald
- TPO 778 Jellicoe Gardens (No. 4) Stanmore Park
- TPO 779 Elms Road (No. 14) Harrow Weald
- TPO 780 Fircroft Gardens (No. 1) Harrow on the Hill
- TPO 781 South Hill Avenue (No. 5) Harrow on the Hill

To be made pursuant to sections 198 and 201 of the Town and Country Planning Act 1990 to protect those trees identified on the attached maps and schedules.

1.2 On confirmation of all the above TPO's, the following TPO's to be revoked:

- TPO 176 Church Lane (No. 2) Pinner
- TPO 12 Harrow on the Hill (Comprehensive)
- TPO 451 Bowden House, London Road (No. 2) Harrow on the Hill
- TPO 122 Hillview Road (No. 1) Hatch End
- TPO 141 Common Road (No. 1) Stanmore

TPO 60 102-104 Gordon Avenue, Stanmore
TPO 150 Gordon Avenue (No. 5) Stanmore
TPO 269 Gordon Avenue (No. 8) Stanmore
TPO 127 Wilsmere Drive (No. 1) Harrow Weald
TPO 168 Uxbridge Road (No. 4) Stanmore
TPO 257 Uxbridge Road (No. 10) Stanmore
TPO 478 Jellicoe Gardens (No. 2) Stanmore
TPO 96 Elms Road (No. 3) Harrow Weald
TPO 47 Gooden House, Sudbury Hill, Harrow
TPO 102 South Hill Avenue (No. 2) Stanmore

Reason for report

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

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

Benefits

This report provides detailed tree surveys carried out at the above sites, which will enable the council to protect the most important trees and enhance the environment of the borough.

Cost of Proposals

Legal Costs.

Risks

Maybe risk of payment of compensation, in respect of loss or damage sustained as a natural consequence of a refusal to grant consent under the TPO when made.

Implications if recommendations rejected

Trees across the borough will not be protected.

Section 2: Report

2.1 Brief History

In order to achieve immediate protection and as a matter of expediency Area TPO's were made on the sites listed in section 1.2, except for TPO 451 Bowden House, London Road (No. 2) Harrow on the Hill and TPO 478 Jellicoe Gardens (No. 2) Stanmore.

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

2.2 Options considered

Make new TPO's to protect the most important trees.

2.3 Consultation

Not applicable.

2.4 Financial Implications

No financial implications.

2.5 Legal Implications

None.

2.6 Equalities Impact

None.

Section 3: Supporting Information/ Background Documents

3.1 The existing Orders referred to in paragraph 1.2 will remain in force until the new Orders are confirmed. On confirmation of the new Orders the old Orders will be revoked.

Other background papers that are available on request: See paragraph 1.2.