



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

SUPPLEMENTARY AGENDA

for the consideration of
the Planning Committee at its
meeting on 3 June 2015

Business

6. Tree Preservation Order: North of Glen Road, Fairlie

Submit report by the Executive Director (Economy & Communities) on a Tree Preservation Order for trees and woodland on the land to the north of Glen Road, Fairlie that are potentially under threat from residential development (copy enclosed).

NORTH AYRSHIRE COUNCIL

Agenda Item 6

3 June 2015

Planning Committee

Subject: **Tree Preservation Order: North of Glen Road, Fairlie**

Purpose: To consider the serving of a Tree Preservation Order for trees and woodland on the land to the north of Glen Road, Fairlie that are potentially under threat from residential development.

Recommendation: That the Committee agrees to serve a Tree Preservation Order on all the trees and woodland on land to the north of Glen Road, Fairlie within the boundary outlined in the plan at Appendix 1 in order to protect existing trees and woodland in the interests of amenity and their cultural and historical significance.

1. Introduction

- 1.1 As local planning authority, the Council may make a Tree Preservation Order (TPO) on any tree, group of trees or woodland that has significant amenity value and/or historic or cultural significance. A copy of the plan showing the trees and woodland proposed for a TPO is attached as Appendix 1. The land is situated to north of Glen Road, Fairlie and some 2 hectares in area.

2. Current Position

- 2.1 In June 2014, an planning application for the erection of two detached dwellinghouses at the site was received (ref. 14/00384/PP). This application was subsequently withdrawn to enable the applicant to undertake the preparation of a tree survey of the site, which was required to consider the arboricultural impacts of the proposed development, including any proposed tree works. Officers received a request from a local resident to consider the service of a TPO on the land. A further planning application for the erection of two detached dwellinghouses at the site has been submitted, but remains invalid pending the submission of the required tree survey (ref. 15/00294/PP).

- 2.2 The land consists of a mature broadleaf and conifer mix of trees, including Spruce, Sycamore, Beech, Yew, Holly, Elder, Cherry Laurel and Scots Pine, which contribute positively to the character and amenity of the area. The substantial number and considerable density of trees provide a natural buffer which enhances the amenity of properties on Glen Road, Castlepark Drive and Highfield Terrace by means of visual screening and an attractive woodland setting. The trees on the land are adjacent to the A78(T) and contribute to the green corridor through Fairlie along the trunk road and the amenity this corridor provides to local residents and visitors. The trees also have historic or cultural significance, being sited within an area designated as a Local Nature Conservation Site in recognition of its ancient and semi-natural woodland and wildlife habitat potential. According to historic ordnance survey maps, a woodland has been long established on the land at least as far back as 1855, forging a historical or cultural link with Fairlie. In addition, the Council's Arboricultural Officer has considered the request for the TPO and advised that it would be justified in terms of landscape, wildlife habitat and amenity value.
- 2.3 On this basis, it is important that the trees and woodland on the land are adequately protected by the service of the TPO.

3. Proposals

- 3.1 It is proposed that a TPO is served on the site owners in respect of all the trees and woodland on land to the north of Glen Road, as outlined within the plan at Appendix 1 in order to protect existing trees and woodland in the interests of amenity and their historic or cultural significance. The TPO would be effective from the date of service and will continue to be enforced until the end of six months or until the order is confirmed.
- 3.2 It is best practice to inform neighbouring properties to ensure local knowledge of the TPO protection is afforded to the trees. Accordingly, it is proposed to notify residents of Glen Road, Castlepark Drive and Highfield Terrace.

4. Implications

Financial Implications

- 4.1 The costs of serving the TPO can be met from existing budgets.

Human Resource Implications

- 4.2 There are no such implications.

Legal Implications

- 4.3 The service of the TPO will mean that anyone wishing to lop, fell or remove a tree covered by the order will require prior permission from the Council, except in situations for example where there is an immediate danger to public safety.

Equality Implications

- 4.4 There are no such implications.

Environmental and Sustainability Implications

- 4.5 The service of TPO on the area of tree and woodland cover will help to ensure that the trees continue to provide an important contribution to the character and amenity of the local area and its nearby resident population as well as helping to retain their cultural and historical link with Fairlie.

Implications for Key Priorities

- 4.6 The TPO will assist in supporting the Council Plan 2015 - 2020 priority of "protecting and enhancing the environment for future generations" by protecting trees and woodland of significant amenity value, and of historic or cultural significance. .

5. Consultations

- 5.1 Consultation has been undertaken with Planning Services and the Council's Arboricultural Officer.

6. Conclusion

- 6.1. The trees covered by the proposed TPO not only contribute to the character and amenity of the area but also have historic or cultural significance. Their protection is therefore merited.



KAREN YEOMANS
Executive Director (Economy and Communities)

Reference :

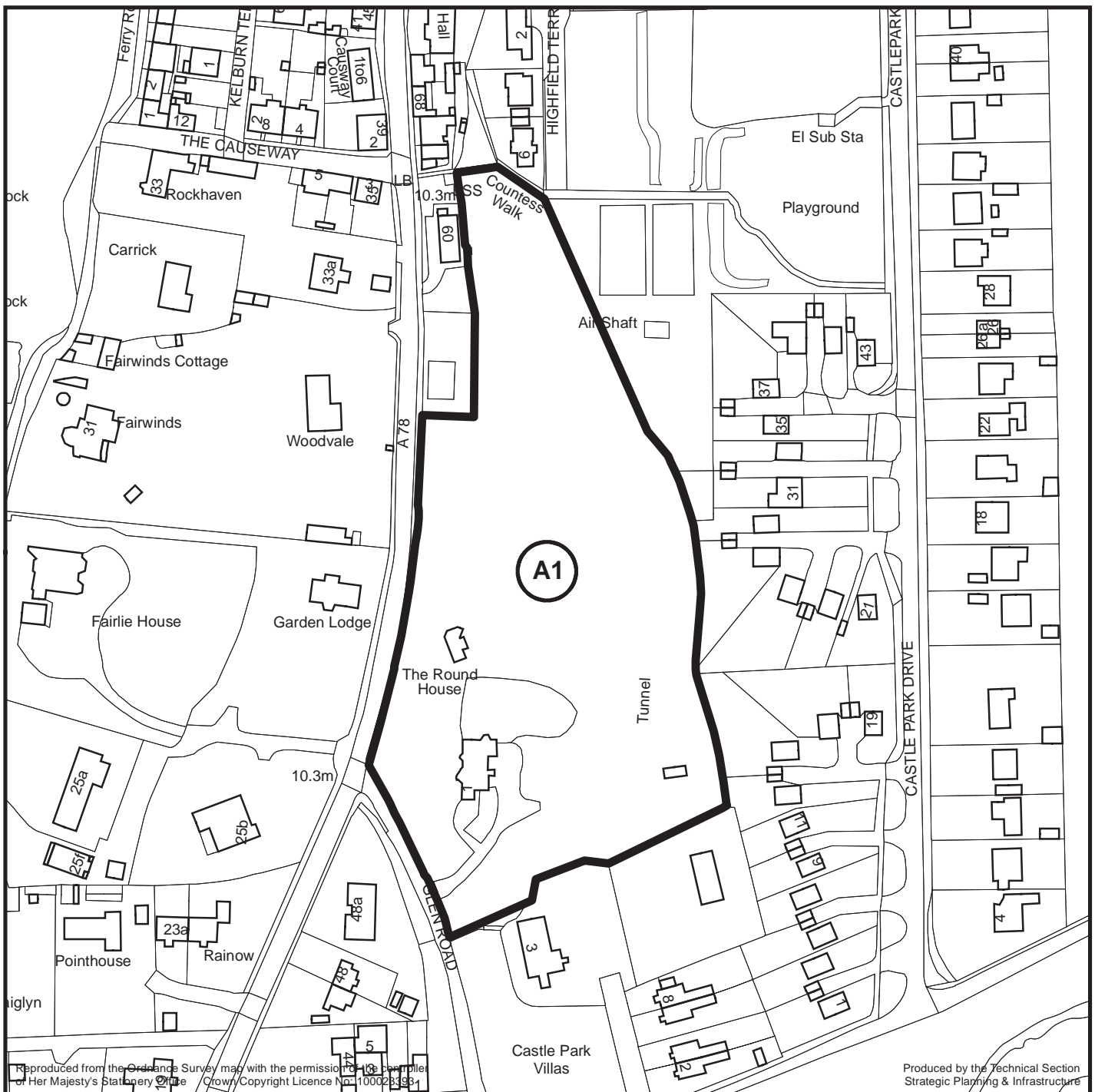
For further information please contact Andrew McNair, Planning Officer,
Strategic Planning and Infrastructure on telephone number 01294 324769

Background Papers

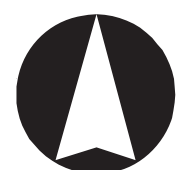
This is the plan referred to in the foregoing The North Ayrshire
Council (Fairlie No.6) Tree Preservation Order 2015.

TREE PRESERVATION ORDER

Fairlie No.6



Address: North of Glen Road, Fairlie
Grid Ref: NS 2102 5495
Area: A1 - 1.95Ha
Description: Mixed deciduous & coniferous
mature woodland
Date: June, 2015



NORTH

Scale: 1:2,000