

TPO/E/06/24

22 Victoria Street
Littleport
Ely
Cambridgeshire
CB6 1LX



East Cambridgeshire
District Council

Date: 24/08/2017
Scale: 1:900



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MAIN CASE

Proposal: Confirmation of Tree Preservation Order E/06/24
Location: 22 Victoria Street Littleport Ely Cambridgeshire CB6 1LX
Applicant: N/A
Agent: N/A
Reference No: TPO/E/06/24
Case Officer: Kevin Drane, Trees Officer
Parish: Ely

Ward: Littleport
Ward Councillors: Councillor Christine Ambrose Smith
Councillor Martin Goodearl
Councillor David Miller

[Z113]

1.0 **THE ISSUE**

- 1.1 To confirm a Tree Preservation Order (TPO) for one Horse Chestnut tree at 22 Victoria Street Littleport Ely Cambridgeshire CB6 1LX. This matter is being referred to Committee due to objections received within the 28 days consultation period, which ended on 14 October 2024, and for the requirement to confirm the TPO within six months to ensure the tree is protected for public amenity.

2.0 **RECOMMENDATIONS**

- 2.1 It is recommended that:

The TPO is confirmed, for the following reasons: The tree is a prominent feature, visible from the public realm, in good health, it offers a significant visual contribution to the amenity of the local landscape in this part of Littleport where there are a very limited number of trees visible to those using Victoria Street or Barkhams Lane.

3.0 **COSTS**

If a TPO is made and confirmed and a subsequent application for works to the tree are refused then the tree owner would have an opportunity to claim compensation if, as a result of the Council's decision, the tree owner suffers any significant loss or damage as a result of the tree within 12 months of that decision being made costing more than £500 to repair.

4.0 **BACKGROUND**

- 4.1 The Order was made following receipt of a section 211 notification for the trees removal and the tree officers subsequent visit to site.
- 4.2 The TPO was served under Section 201 of the Town & Country Planning Act 1990, on 16 September 2024 because:
The tree assessed was considered to be of high public amenity value in this part of Littleport, contributing to the biodiversity and green infrastructure of the local area and as such worthy of retention.
- 4.3 Two objections to the serving of the TPO were received in writing from the Town Council and one District Councillor. The statements of objection are attached in full in Appendix 1. The objections were as follows:
- The tree is making the wall unsafe.
 - The conkers and leaves make the path slippery and the road unsafe for pedestrians and road traffic, and that the Town Council would like the tree to be removed.
 - It is in a very prominent position within the curtilage of the property, and I do believe that this should be left to the property owner to decide - sad though I would be to see it felled.
 - Don't know if this is affecting the structure of the house, and possibly this is the reason for potential worry that action may be considered for removal.
 - It is certainly a feature of the street scene, but how far does one go if the tree is causing serious pedestrian/traffic or structural problems of one sort or another?
 - I suspect that it is now much too big for the position it is in, and felling MAY be the only option, unless some form of removing large branches would make a substantial difference.
 - Perhaps this is a case of having to accept that it causes a problem and needs to be dealt with.
- 4.4 The property owner stated support for the principle of protecting the tree but would like it pruned to make it safe for the occupiers, their family and the public on the road should a branch fall. They also mention the tree as damaging the adjacent boundary wall. The comments can be viewed in full in Appendix 2.

4.5 Given the comments received, including the objections to the serving of the TPO in relation to tree T1, it was considered appropriate for the Planning Committee Members to consider all the matters and reach a democratic decision on the future protection of the TPO Horse Chestnut tree T1.

5.0 **CONCLUSIONS**

5.1 As part of the process for making the new TPO the tree was assessed relating to its current condition and no issues were noted relating to the foreseeable failure of the tree or its parts protected by the TPO and there was no visible indication that the tree is in poor health or condition as per the TEMPO assessment in appendix 4. Some supporting images of the tree and wall have been included as appendix 3.

- A tree's amenity value is a subjective assessment and the gov.uk website states that 'Amenity' is not defined in law, so authorities need to exercise judgment when deciding whether it is within their powers to make an Order, the tree's amenity value was assessed using the TEMPO assessment method which is a recognised assessment methodology used by most planning authorities in England. Tree T1 scored 20 points out of a maximum 25 points, which puts it in the 'definitely merits TPO' category (see appendix 4).
- The tree is located adjacent to the eastern boundary wall. Public views of the tree are not limited in any significant way, the tree is of a size to make it clearly visible to neighbouring properties, passing traffic and pedestrians.
- The wall has moved out of its vertical alignment by approximately 25-30mm at the top but has been in this condition for many years, street view images indicate there has been little if any movement since 2008. Consultation with the building control department confirmed that the structure was of little concern structurally as per appendix 5. It would also be possible to replace or repair the wall in such a way that the tree would not need to be removed should it be necessary.
- Tree T1 is a naturalised species to the UK, the flowers provide a rich source of nectar and pollen for insects, particularly bees. Caterpillars of the triangle moth feed on its leaves, as does the horse chestnut leaf-miner moth whose caterpillars provide food for blue tits. It is recorded as a moderate water demanding species generally resulting in less impact on shrinkable soils. There has been no information provided by any party to indicate any structural damage to the property has occurred.
- Cambridgeshire County Council highways make the following comments regarding falling leaves etc. Falling leaves are a seasonal occurrence that cannot be managed through tree pruning. Dropping berries, blossoms, seeds, etc: Trees produce seasonal bioproducts that may cause temporary inconveniences. The ECDC website states "The loss of leaves, seeds and blossom is part of a tree's natural cycle." It is not regarded as a legal nuisance and cannot be effectively managed through pruning. Photos in appendix 3 illustrate that even without being cleared the issue of leaves on the road and footpath

relates to a very limited period of time. A precedent cannot be set for the removal of a tree due to leaves etc. on the road.

- The protection of privately owned trees via the serving of a TPO has been established as required since 1947 before the condition of our climate was known (TPO's in ECDC date back to 1950).
- The confirmation of the TPO would not prevent reasonable pruning of the tree such as a crown reduction but it would prevent the removal of a large notable tree without suitable proof and justification the confirmation of the TPO would allow for the trees replacement to be conditioned and enforced should removal be justified in the future.

5.2 Whilst determining if the tree was of sufficient amenity value or not is to some extent subjective, this tree is clearly visible from the public footpath, roads and neighbouring properties. The Trees Officer remains of the opinion that tree T1 make a significant visual contribution to the local landscape, the amenity and character of the area. The nearest publicly visible trees of a similar size are in the churchyard a third of a mile away.

5.3 Amenity is a subjective term open to some individual interpretation. Public amenity can be described as a feature which benefits and enhances an area contributing to the areas overall character for the public at large. In this case the tree is mature and visible from the public footpath, road as well as neighbouring gardens and is considered to benefit the area in relation to its contribution to the street scene and locality and therefore is considered a significant public amenity.

5.4 If the Planning Committee decide not to confirm the TPO, the TPO will lapse, and the owner can then remove the tree without any permission required from the Council. If the committee confirm the TPO it ensures that suitable evidence is provided before a decision to remove the tree can be made and ensure suitable replacement planting is undertaken.

Appendix 1 - Statements of objection to the TPO from the Parish council and District councillor.

Appendix 2 - Email of support from the tree owner.

Appendix 3 - Photo of tree, wall footpath and road.

Appendix 4 - Documents:

- ECDC TPO Assessment Sheet & user guide
- Copy of the TPO/E/05/24 document and plan

Appendix 5 - Email from building control regarding the walls condition.

Background Documents**Location(s)****Contact Officer(s)**

Town & Country Planning Act 1990
Town & Country Planning (Tree
Preservation) (England) Regulations
2012
National Guidance -Tree Preservation
Orders and trees in conservation areas
from 6th March 2014
[http://planningguidance.planningportal.gov.uk
/blog/guidance/tree-preservation-orders/how-
are-offences-against-a-tree-preservation-
order-enforced-including-tree-replacement/](http://planningguidance.planningportal.gov.uk/blog/guidance/tree-preservation-orders/how-are-offences-against-a-tree-preservation-order-enforced-including-tree-replacement/)

Kevin Drane,
Trees Officer
Room No. 008
The Grange
Ely

Kevin Drane
Trees Officer
01353 665555
kevin.drane@eastcambs.gov.uk

Appendix 1

Re: TPO/E/06/24 - 22 Victoria Street, Littleport



Cllr Christine Ambrose-Smith
To: Kevin Drane

Reply

Reply All

Forward



Wed 16/10/2024 07:39

Follow up. Start by 16 October 2024. Due by 16 October 2024.
You replied to this message on 24/10/2024 14:34.

Hello Kevin - on balance I think I would oppose a TPO. It is in a very prominent position within the curtilage of the property, and I do believe that this should be left to the property owner to decide - sad though I would be to see it felled. Sorry for my ambiguity in my previous response.

Thanks

Christine
Cllr Christine Ambrose Smith
Ward Councillor

From: Kevin Drane <Kevin.Drane@eastcambs.gov.uk>
Sent: 03 October 2024 08:47
To: Cllr Christine Ambrose-Smith <>
Cc: David Morren <>; Cllr Martin Goodearl <>; Cllr David Miller <>
Subject: RE: TPO/E/06/24 - 22 Victoria Street, Littleport

Dear Cllr Ambrose-Smith

Thank you for your comments but I'm not sure if you are objecting to the serving of the Tree Preservation Order (TPO) or just making personal observations, it is vital that you make your position clear as any objection to the serving of this TPO would result in it being put before the planning committee for them to make a democratic decision.

The notification made for the removal of this tree that caused the assessment of the tree's suitability for a TPO did not mention any risks posed by the tree to public of property or mention any perceived damage to property, I did of course notice the crack in the wall when I carried out my site visit but looking at images of the site back to 2008 the crack does not appear to have developed significantly. It should be noted that if the walls structural stability has been significantly compromised it could be repaired in a way that would not require the trees removal such as the use of a lintel to bridge the growth area which is a common alternative to the total removal of a tree. In order to remove a tree of this scale and high public amenity value (it scored 20 points out of a possible 25 in its amenity assessment) it is expected that some form of report would be provided to support the need for this permanent action after all it has taken this tree around 150 years to get to this scale and there a few trees of this age in Littleport.

Regards



Kevin Drane

Trees Officer

Planning

01353 616332 01353 665555

www.eastcambs.gov.uk

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East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire CB7 4EE

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Please consider the environment before printing this email.

From: Cllr Christine Ambrose-Smith <[REDACTED]>
Sent: 02 October 2024 17:57
To: Kevin Drane <Kevin.Drane@eastcambs.gov.uk>
Cc: David Morren <[REDACTED]>; Cllr Martin Goodearl <[REDACTED]>; Cllr David Miller <[REDACTED]>
Subject: TPO/E/06/24 - 22 Victoria Street, Littleport

Hello Kevin

I believe this refers to is a large mature tree which has been breaking through boundary walls/fencing for as long as I can remember. I have lived on Victoria Street, not far from this since I was a child.

I don't know if this is affecting the structure of the house, and possibly this is the reason for potential worry that action may be considered for removal.

It is certainly a feature of the street scene, but how far does one go if the tree is causing serious pedestrian/traffic or structural problems of one sort or another?

I suspect that it is now much too big for the position it is in, and felling MAY be the only option, unless some form of removing large branches would make a substantial difference (but would it?).

Sorry as I would be to lose the tree, perhaps this is a case of having to accept that it causes a problem and needs to be dealt with.

I am of course aware that a TPO doesn't mean that the tree can never be felled, but just that it would require planning consent to do so.

Kind regards,
Christine

Cllr Christine Ambrose Smith
Ward Councillor

Littleport TPO/E/06/24



Diane Lane <[REDACTED]>

To: Kevin Drane
Cc: PLServices; Littleport Town Council (SMTP)

Reply Reply All Forward ...

Tue 15/10/2024 17:15

Follow up. Start by 16 October 2024. Due by 16 October 2024.
You replied to this message on 24/10/2024 14:32.
This message was sent with High importance.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Kevin,

TPO/E/06/24 22 Victoria Street, Littleport. Tree Preservation Order.

Please accept this email as confirmation that Littleport Town Council resolved not to support the application to place a TPO on this tree, as it is making the wall unsafe. Also the conkers and leaves make the path slippery and the road unsafe for pedestrians and road traffic, and that the council would like the tree to be removed.

Kind Regards

Diane

Diane Lane PSLCC
Town Clerk & RFO



**LITTLEPORT
TOWN COUNCIL**
SERVING THE PEOPLE OF LITTLEPORT



Littleport Town Council

The Barn, Main Street, Littleport CB6 1PH

Telephone: 01353 860449

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Appendix 2


ref: TPO/E/06/24



To  Kevin Drane



Thu 26/09/2024 10:06

 You replied to this message on 02/10/2024 11:02.
This message was sent with High importance.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning

I have received a letter stating that our horse chestnut tree has had a TPO placed on it.

Several weeks ago, I requested that a tree specialist make an application to the council to have the tree either removed or be trimmed back/pollard. I have been advised that a decision has been made about this.

My understanding is that the TPO has been placed on the tree to protect it from removal, which I understand and agree to. However, I have not received any further information as to whether the tree can be trimmed back.

My reason for the application is that it is unsafe for me and my family, the public on the road should a branch fall, and is damaging our wall.

I would appreciate some communication about this issue.

Kind Regards

Laraine Murrant


Appendix 3





Appendix 4

ECDC TPO Assessment Sheet & user guide & Copy of the TPO/E/06/24 documents

Postal Address/Location		22 Victoria Street Littleport Ely Cambridgeshire CB6 1LX	
Date:	10/09/2024	Surveyor:	Kevin Drane

DESCRIPTION OF TREE(S) – Please continue on separate sheet if needed		
Category	Description (incl. species)	Situation
T1	Horse Chestnut previously pollarded at 2.5m in good health close to poor quality boundary wall	As per plan

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- 5) Good Highly suitable
- 3) Fair/satisfactory Suitable
- 1) Poor Unlikely to be suitable
- 0) Dead/dying/dangerous* Unsuitable

Score & Notes 5 no significant defects that would support its removal visible

* 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 4 potentially more via a suitable re-pollarding cycle (5-10 years)

*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 5 very few other trees in area and none of this size

d) Other factors

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

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal 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 (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes 1

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. S.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes 5

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-11 Does not merit TPO
- 12-15 TPO defensible just
- 16+ Definitely merits TPO

Add Scores for Total:
20

Decision: Serve TPO as highly suitable

Part 1: Amenity Assessment

a) Condition

This is expressed by five terms, which are defined as follows:

GOOD Trees that are generally free of defects, showing good health and likely to reach normal longevity and size for species, or they may already have done so

FAIR Trees which have defects that are likely to adversely affect their prospects; their health is satisfactory, though intervention is likely to be required. It is not expected that such trees will reach their full age and size potential or, if they have already done so, their condition is likely to decline shortly, or may already have done so. However, they can be retained for the time being without disproportionate expenditure of resources or foreseeable risk of collapse

POOR Trees in obvious decline, or with significant structural defects requiring major intervention to allow their retention, though with the outcome of this uncertain. Health and/or structural integrity are significantly impaired, and are likely to deteriorate. Life expectancy is curtailed and retention is difficult

DEAD Tree with no indication of life

DYING Trees showing very little signs of life or remaining vitality, or with severe,

DANGEROUS irremediable structural defects, including advanced decay and insecure roothold. For trees in good or fair condition that have poor form deduct one point.

A note on the pro forma emphasizes that 'dangerous' should only be selected in relation to the tree's existing context: a future danger arising, for example, as a result of development, would not apply. Thus, a tree can be in a state of collapse but not be dangerous due to the absence of targets at risk.

b) Retention span

It has long been established good practice that trees incapable of retention for more than ten years are not worthy of a TPO (hence the zero score for this category); this also ties in with the R category criteria set out in Table 1 of BS5837:2005

TEMPO considers 'retention span', which is a more practical assessment based on the tree's current age, health and context as found on inspection.

It is important to note that this assessment should be made based on the assumption that the tree or trees concerned will be maintained in accordance with good practice, and will not, for example, be subjected to construction damage or inappropriate pruning. This is because if the subject tree is 'successful' under TEMPO, it will shortly enjoy TPO protection (assuming that it doesn't already).

c) Relative public visibility

The first thing to note in this section is the prompt, which reminds the surveyor to consider the 'realistic potential for future visibility with changed land use'. This is designed to address the commonplace circumstance where trees that are currently difficult to see are located on sites for future development, with this likely to result in enhanced visibility. The common situation of backland development is one such example.

The categories each contain two considerations: size of tree and degree of visibility. TEMPO is supposed to function as a guide and not as a substitute for the surveyor's judgement. In general, it is important to note that, when choosing the appropriate category, the assessment in each case should be based on the minimum criterion.

Whilst the scores are obviously weighted towards greater visibility, we take the view that it is reasonable to give some credit to trees that are not visible (and/or whose visibility is not expected to change: it is accepted that, in exceptional circumstances, such trees may justify TPO protection.

Sub-total 1

The prompt under 'other factors' states, trees only qualify for consideration within that section providing that they have accrued at least seven points. Additionally, they must not have collected any zero scores.

The scores from the first three sections should be added together, before proceeding to section d, or to part 3 as appropriate (i.e. depending on the accrued score). Under the latter scenario, there are two possible outcomes:

Any 0 equating to do not apply TPO - 1-6 equating to TPO indefensible

d) Other factors

Only one score should be applied per tree (or group):

- 'Principle components of arboricultural features, or veteran trees' – The latter is hopefully self-explanatory (if not, refer to Read 20006). The former is designed to refer to trees within parklands, avenues, collections, and formal screens, and may equally apply to individuals and groups
- 'Members of groups of trees that are important for their cohesion' – This should also be self-explanatory, though it is stressed that 'cohesion' may equally refer either to visual or to aerodynamic contribution. Included within this definition are informal screens. In all relevant cases, trees may be assessed either as individuals or as groups
- 'Trees with significant historical or commemorative importance' – The term 'significant' has been added to weed out trivia, but we would stress that significance may apply to even one person's perspective. For example, the author knows of one tree placed under a TPO for little other reason than it was planted to commemorate the life of the tree planter's dead child. Thus whilst it is likely that this category will be used infrequently, its inclusion is nevertheless important. Once again, individual or group assessment may apply
- 'Trees of particularly good form, especially if rare or unusual' – 'Good form' is designed to identify trees that are fine examples of their kind and should not be used unless this description can be justified. However, trees which do not merit this description should not, by implication, be assumed to have poor form (see below). The wording of the second part of this has been kept deliberately vague: 'rare or unusual' may apply equally to the form of the tree or to its species. This recognises that certain trees may merit protection precisely because they have 'poor' form, where this gives the tree an interesting and perhaps unique character. Clearly, rare species merit additional points, hence the inclusion of this criterion. As with the other categories in this section, either individual or group assessment may apply. With groups, however, it should be the case either that the group has a good overall form, or that the principle individuals are good examples of their species

Where none of the above apply, the tree still scores one point, in order to avoid a zero-score disqualification (under part 3).

Sub-total 2

The threshold for this is nine points, arrived at via a minimum qualification calculated simply from the seven-point threshold under sections a-c, plus at least two extra points under section d. Thus trees that only just scrape through to qualify for the 'other factor' score, need to genuinely improve in this section in order to rate an expediency assessment. This recognises two important functions of TPOs:

- TPOs can serve as a useful control on overall tree losses by securing and protecting replacement planting
- Where trees of minimal (though, it must be stressed, adequate) amenity are under threat, typically on development sites, it may be appropriate to protect them allowing the widest range of options for negotiated tree retention

Part 2: Expediency assessment

This section is designed to award points based on three levels of identified threat to the trees concerned. Examples and notes for each category are:

- 'Immediate threat to tree' – for example, Tree Officer receives Conservation Area notification to fell
- 'Foreseeable threat to tree' – for example, planning department receives application for outline planning consent on the site where the tree stands
- 'Perceived threat to tree' – for example, survey identifies tree standing on a potential infill plot

However, central government advice is clear that, even where there is no expedient reason to make a TPO, this is still an option. Accordingly, and in order to avoid a disqualifying zero score, 'precautionary only' still scores one point. This latter category might apply, rarely for example, to a garden tree under good management.

As a final note on this point, it should be stressed that the method is not prescriptive except in relation to zero scores: TEMPO merely recommends a course of action. Thus a tree scoring, say, 16, and so 'definitely meriting' a TPO, might not be included for protection for reasons unconnected with its attributes.

Part 3: Decision Guide

This section is based on the accumulated scores derived in Parts 1 & 2, and identifies four outcomes, as follows:

- **Any 0 Do not apply TPO** Where a tree has attracted a zero score, there is a clearly identifiable reason not to protect it, and indeed to seek to do so is simply bad practice
- **1-6 TPO indefensible** This covers trees that have failed to score enough points in sections 1a-c to qualify for an 'other factors' score under 1d. Such trees have little to offer their locality and should not be protected
- **7-11 Does not merit TPO** This covers trees which have qualified for a 1d score, though they may not have qualified for Part 2. However, even if they have made it to Part 2, they have failed to pick up significant additional points. This would apply, for example, to a borderline tree in amenity terms that also lacked the protection imperative of a clear threat to its retention
- **12-15 Possibly merits TPO** This applies to trees that have qualified under all sections, but have failed to do so convincingly. For these trees, the issue of applying a TPO is likely to devolve to other considerations, such as public pressure, resources and 'gut feeling'
- **16+ Definitely merits TPO** Trees scoring 16 or more are those that have passed both the amenity and expediency assessments, where the application of a TPO is fully justified based on the field assessment exercise

Dated: 16th September 2024

TPO/E/06/24

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TOWN AND COUNTRY PLANNING ACT 1990

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TREE PRESERVATION ORDER

Relating to: - 22 Victoria Street Littleport Ely Cambridgeshire CB6 1LX

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Printed and Published by:
East Cambridgeshire District Council The Grange Nutholt Lane Ely Cambs CB7 4EE

=====

ORDER.TPO

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012**

TREE PRESERVATION ORDER

**Town and Country Planning Act 1990
The Tree Preservation Order at 22 Victoria Street Littleport Ely Cambridgeshire
CB6 1LX , TPO/E/06/24 2022**

The East Cambridgeshire District 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 Tree Preservation Order at 22 Victoria Street Littleport Ely Cambridgeshire CB6 1LX , TPO/E/06/24 2022

Interpretation

2. (1) In this Order “the authority” means the East Cambridgeshire District 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 2012.

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 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, uprooting, 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.

**SCHEDULE
SPECIFICATION OF TREES**

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T1	Horse Chestnut	As per plan

Trees specified by reference to an area
(within a dotted black line on the map)

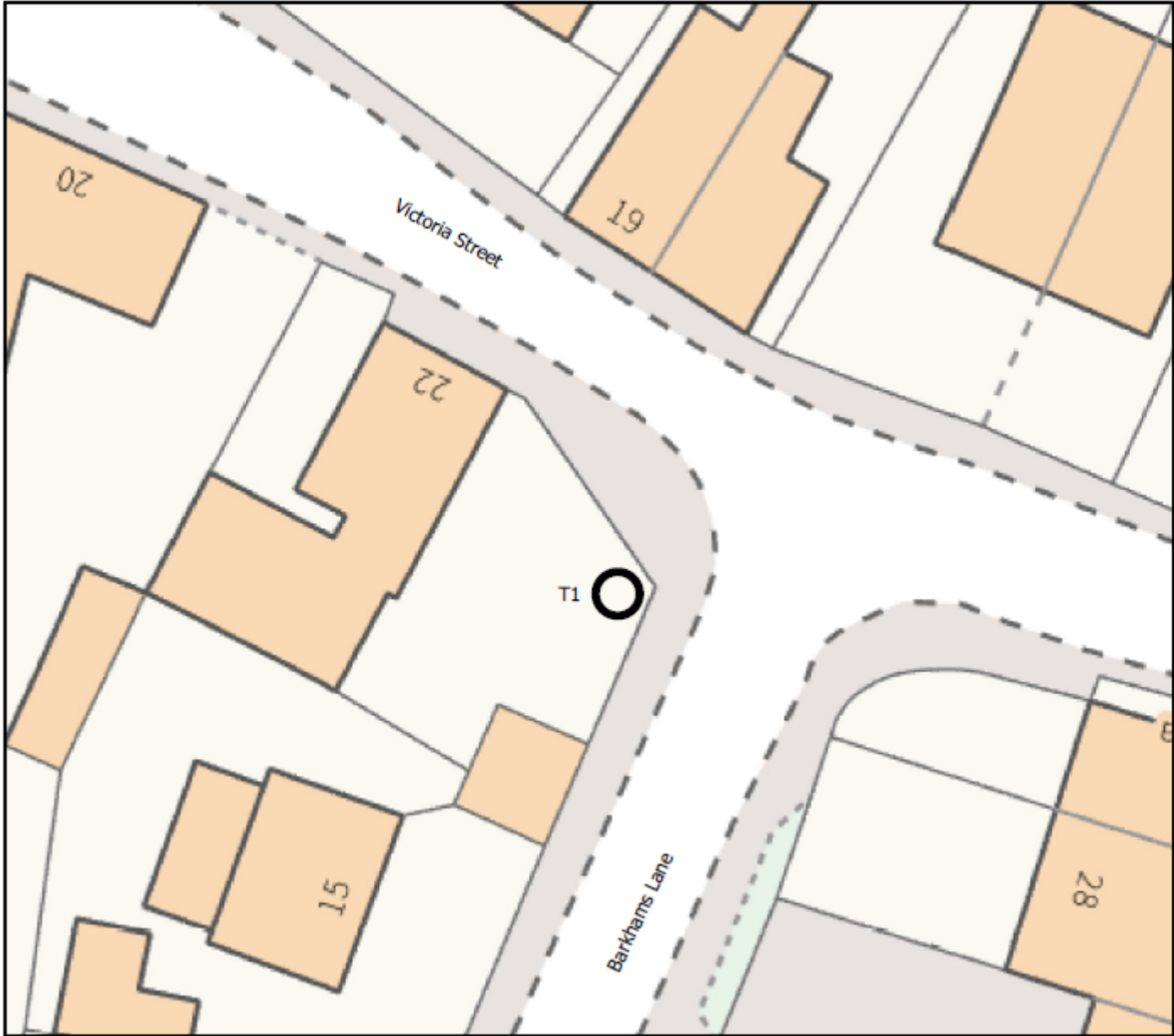
Reference on map	Description	Situation
	NONE	

Groups of trees
(within a broken black line on the map)

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

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
	NONE	



East Cambridgeshire
District Council

Town and Country Planning Act 1990
Town and Country Planning
(Tree Preservation) (England)
Regulations 2012

**TREE PRESERVATION
ORDER**
No. E/06/24

22 Victoria Street
Littleport
Ely
Cambridgeshire
CB6 1LX

T1 - Horse Chestnut

PLANNING SERVICE

The Grange, Nutholt Lane, Ely, Cambs CB7 4EE
D. Morren Planning Manager

The tree locations are indicative and
may not reflect the exact locations

Date: 16/09/2024
Scale: 1:246.565995



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Appendix 5

RE: Miss aligned wall

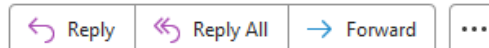


Jarred Parisi

To Kevin Drane

Cc Gary Wright

You replied to this message on 12/11/2024 15:44.



Tue 12/11/2024 15:27

Hi Kevin,

Me and Gary have been to inspect and the wall appears to be in a sound condition and in our opinion is in no danger of collapsing anytime soon.

I hope this helps.

Kind regards,

Jarred Parisi BSc (Hons)

Building Control Inspector

East Cambridgeshire District Council Building Control

The Grange, Nutholt Lane

Ely Cambridgeshire

CB7 4EE

Tel: 01353 616213

E-mail: jarred.parisi@eastcambs.gov.uk



New - [East Cambridgeshire LABC guide to extending your home](#)

From: Kevin Drane <Kevin.Drane@eastcambs.gov.uk>

Sent: 12 November 2024 08:29

To: Jarred Parisi <Jarred.Parisi@eastcambs.gov.uk>

Subject: RE: Miss aligned wall

Hi Jarred

Thanks, it would be great if you can look at the wall as it could affect the confirmation of a TPO on the Horse chestnut tree when it goes before the planning committee.