



Planning Committee Date	17 th January 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	N/A
Site	29 Station Road, Shepreth SG8 6GB
Ward / Parish	Shepreth
Proposal	Permission to serve a provisional Tree Preservation Order at the request of Shepreth Parish Council.
Applicant	N/A
Presenting Officer	Planning Trees Officer (in their absence, Assistant to the Tree Officer)
Reason Reported to Committee	Non-emergency TPOs must be brought to committee for permission to serve provisional and confirmed Orders
Member Site Visit Date	N/A
Key Issues	Is it expedient in the interests of amenity to make provision for the preservation of the trees or woodlands in their area?
Recommendation	APPROVE the issuing of a non-emergency provisional TPO

1.0 Executive Summary

- 1.1 The proposal is to serve a provisional Tree Preservation Order (TPO) for the protection of one (1) early-mature Oak (*Quercus* spp) situated on private land.
- 1.2 Local planning authorities can issue a TPO where it appears to them “expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area”. TPO’s can be initiated either by the local authority or by request of another party. The Oak tree have been reviewed at the request of another party.
- 1.3 In accordance with the Council’s Constitution, the request to serve a non-emergency provisional TPO comes before Planning Committee.

2.0 Site Description and Context

None relevant	x	Tree Preservation Order	x
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3#	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	
Check Forward Planning Constraints in Uniform. Put X in box if relevant. Delete constraints that aren’t relevant			

*X indicates relevance

- 2.1 The Oak tree is located on the frontage of a private factory site situated along Station Road opposite the village train station carpark and entrance to Shepreth Wildlife Park. Station Road is the main through road from the north of the village which has heavy footfall to and from the train station and main traffic through the village leading to the Wildlife Park.
- 2.2 Shepreth is a small, historic, rural village lying roughly 8 miles south-west of Cambridge, tree cover across the parish of Shepreth is formed by historic estate and agricultural land, roadside verges, private property, also open spaces such as the village recreation area and churchyard all of which contribute to a well tree’d village.
- 2.3 There is one trees of interest. T1 Oak (*Quercus*) tree. The tree is early-mature, considered to be of good overall health and vitality for its age.

Photographs and individual assessments can be found on accompanying TPO Evaluation Report.

3.0 The Proposal

- 3.1 The proposal is to serve a provisional TPO on those with an interest in the land and invite those parties an opportunity to submit objections, comments or representations. The responses will be considered and aid the decision to amend, confirm or not confirm the Order.
- 3.2 Should the decision be taken to confirm the Order, it will return to the Planning Committee to request that the Order be confirmed (or not confirmed).

4.0 Relevant Site History

- 4.1 There is no relevant site history, this is a provisional TPO request from Shepreth Parish Council for the preservation of one Oak tree.

5.0 Relevant Legislation

5.1 National

- 5.2 The relevant legislation is:
- Town and Country Planning Act 1990 Part VIII
 - Town and Country Planning (Tree Preservation) (England) Regulations 2012
 - Planning Act 2008 Section 192
 - Localism Act 2011 Part 6

6.0 Consultations

- 6.1 The formal consultation stage occurs when the provisional Order is served.

7.0 Assessment

- 7.1 The key consideration is, is it 'expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area'.
- 7.2 Amenity is not defined in law and therefore it is left for local authorities to exercise their judgement. The trees must have reasonable health, visibility and individual, collective or wider impact. Other factors may be considered, such as importance to nature conservation or response to climate change, but only if the trees achieve the basic qualifying factors.
- 7.3 The Oak tree contributes positively to the local streetscene, prominent along Station Road visible from all directions including the train station carpark and entrance to Shepreth Wildlife Park opposite to the tree.

- 7.4 Travelling northwards on Station Road heading out of the village, the trees canopy is prominent within the landscape and can be seen for a reasonable distance, estimated 145m. on the approach to the village waiting at the level crossing, the tree is dappled by trees on the same section of land.
- 7.5 It is believed the Oak tree is the original Winston Churchill commemorative tree as evidence by Shepreth Parish Council as part of their TPO request, information suggests that the tree was planted in 1975. The tree therefore has historical and cultural importance to the village.
- 7.6 Photographs and individual assessments can be found on accompanying TPO Evaluation Report – Appendix 1.

8.0 Recommendation

- 8.1 Approve** the issuing of a non emergency provisional TPO.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- 29 Station Road, Shepreth tree provisional TPO evaluation report 14/11/23