

TITLE	: TREE PRESERVATION ORDER – JEWISH GRAMMAR SCHOOL, PRESTWICH
TO / ON	: PLANNING CONTROL COMMITTEE 11 th November 2003
BY	: BOROUGH PLANNING & ECONOMIC DEVELOPMENT OFFICER
STATUS	: FOR PUBLICATION

1.0 TYPE OF DECISION

1.1 What type of decision is to be taken:-

EXECUTIVE DECISION		COUNCIL DECISION	
Key		Non Key	Yes

1.2 If a key decision, has it been included in the Forward Plan

Inclusion in Forward Plan	(Yes or No)	Date of Plan	
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2.0 SUMMARY

Recommendation for the confirmation of the Metropolitan Borough of Bury (Jewish Grammar School, Prestwich) Tree Preservation Order 2003

3.0 OPTIONS AND RECOMMENDED OPTIONS (with reasons)

The Order may be confirmed to secure its permanent status or allowed to lapse after its provisional six month period. It is recommended that the Order is confirmed to maintain the Authority's policy under the LA21 Strategy.

4.0 THIS REPORT HAS THE FOLLOWING IMPLICATIONS

Corporate Aims Improving transport and the environment

Policy Framework LA21 Strategy – Objectives to protect and enhance landscape qualities requires action to designate tree preservation orders.

Statement by Monitoring Officer Action in accordance with Section 201 of the Town and Country Planning Act 1990

Statement by Chief Financial Services Officer No financial implications

Human Resource IT/Land and Property Implications Staff time will be required to administer the order and respond to applications for consent to carry out work on the trees

Wards/Area Boards affected Prestwich

Scrutiny Panel's Interest N/a

Consultations None required

Call-in

Briefings

Executive Members/ Chair		Chief Executive	
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5.0 INTRODUCTION

- 5.1 On the 17th. April 2003 the Council made the Metropolitan Borough of Bury (Jewish Grammar School, Prestwich) Tree Preservation Order 2003 under Section 201 of the Town and Country Planning Act. This requires the Order to be confirmed within six months to assure its permanence.

6.0 BACKGROUND

- 6.1 The tree preservation order was initiated in response to interest in development of land currently occupied by The Jewish Grammar School, Prestwich. This interest has given rise to a potential threat to a variety of mature tree species on the land which form a valuable screening around the school land and along Bury New Road and Charlton Avenue. It is considered that the land is threatened by possible development that would result in a considerable loss of amenity trees that are considered suitable under the regulations governing the making of tree preservation orders.

7.0 ISSUES

- 7.1 An objection to the making of the order has been lodged by Bernard Joseph Associates on behalf of the Governors of the school where the land is affected by the preservation order. The objections are mainly centred around the restrictions that the preservation order will place on the development of the site for a new school building. Discussions have taken place recently between the Council's officers and Bernard Joseph Associates during which agreement has been made for the site development to retain certain trees initially included in the tree preservation order, whilst others will be removed and replaced.
- 7.2 The content of the tree preservation order has subsequently been revised as a result of these discussions and the revised plan and schedule are attached.

8.0 CONCLUSIONS

- 8.1 The preservation order was initiated in response to a legitimate concern for the future of trees that provide an amenity value for the residents of Bury New Road and Charlton Avenue. The contents of the order having been reconsidered following the receipt of the objection and site development proposals, have been amended as felt appropriate. It is recommended therefore that the preservation order is confirmed in its amended form to give it permanent status.

BRIAN DANIEL
BOROUGH PLANNING & ECONOMIC DEVELOPMENT OFFICER

Background documents:

Letters from Mr and Mrs R J Lister, 25 Charlton Court, Charlton Avenue, Prestwich, Manchester M25 0BE
Letter of objection from B Joseph, Bernard Joseph Associates, Office 1, Levi House, Bury Old Road, Manchester M7 4QX
Tree Preservation Order – Jewish Grammar School, Prestwich. File no. TP241

For further information on the details of this report, please contact:

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