

Members' Library Service Request Form

Date of Document	12/01/17
Originator	Dervilla Gowan
Originator's Ref (if any)	
Document Title	Tree Preservation Order No. 135(2016) Craighour & Main Street, Gullane, East Lothian

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Planning Committee

Additional information:

Authorised By	Monica Paterson
Designation	Executive Director (Communities)
Date	12/01/17

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive (Partnerships and Community Services)

SUBJECT: The East Lothian Council, Tree Preservation Order (TPO) No. 135 (2016) Broadgait and Main Street, Gullane

1 PURPOSE

- 1.1 East Lothian Council placed TPO No. 135 on 20 September 2016. This order shall replace TPO No. 132 (2015), which has been revoked by TPO No. 134 (2016). This report advises Members that the TPO No. 135 (2016) is now confirmed.

2 RECOMMENDATIONS

- 2.1 Members are asked to note that, under delegated powers, the decision has been made to confirm this Order.

3 BACKGROUND

Reason for the promotion of the Order

- 3.1 To secure the retention of specific trees within the Broadgait and Main Street (A198) area of Gullane: the specified trees are to be safeguarded from tree management works that do not comply with BS 3998:2010 *Tree works recommendations*. The trees are in private properties and consist of a large group of trees positioned at the eastern boundary of Broadgait and the south-eastern boundary of the Main Street (A198), forming a natural landscape feature that is visible from the adjacent streets. In the wider setting of Gullane, the trees form an important landscape setting for the housing within the two streets. The trees link with the other visually prominent mature trees (currently managed by ELC) along the public footpath located to the east of the properties. The protection of these trees will ensure the continued enjoyment of visual amenity, aesthetic value and sense of place that they give to neighbouring residents and members of the public.

- 3.2 The visual amenity value of the trees considered within this tree preservation order outweighs pressure for unnecessary tree work or felling in this location for the following reasons:

Visibility

The trees make a significant contribution to the visual amenity of Broadgait Road and Main Street. They provide a setting for the local houses along Broadgait and Main Street, and link with the many other trees within the local landscape, both along the street and in the wider setting of the eastern gateway of Gullane. All the trees are publicly visible and form part of an important entrance feature from the eastern approach to Gullane.

Individual impact

The trees have individual visual significance. They are positioned far enough away from the surrounding houses not to affect their daylight, yet provide a setting for the following properties: Craighour, Seatoller, Woodside, Craignish, and The Willows.

Wider impact

The trees are important to the character of this part of Gullane. They bound the north side of the eastern approach to Gullane and act as a continuation of the tree cover along this route, forming a natural gateway feature in the transition from open countryside to Gullane.

Threat

Permitted development and infill development within garden grounds remain a threat to the mature trees. The other threat is the loss of trees from tree diseases. If these trees were lost, it would impact significantly on this part of Gullane and could start a gradual erosion of these important natural boundary features. This would have a detrimental effect on the visual amenity of this part of Gullane and also on the character and amenity of this part of Gullane.

3.3 Future tree felling or tree work

Confirmation of this Order does not prevent an application being made to the Council for permission to carry out tree management work or to fell and replace the trees, if necessary in the future. However, the Order gives the Council control over such proposals, and the ability to require replacement planting to mitigate for any trees that are felled. The TPO control is used to ensure that tree cover is retained in this area.

3.4 Objections to Order

The affected property owners were notified by letter and the public had 28 days from the time of placing a copy of the Order in a local paper and

local library in which to object. There was representation made from the property owner of Craigour, who objected to the protection of group 1. Officers have addressed those concerns in writing, regarding the ongoing management of the protected trees growing in their property.

4 POLICY IMPLICATIONS

4.1 None

5 INTEGRATED IMPACT ASSESSMENT

5.1 The subject of this report does not affect the wellbeing of the community or have a significant impact on equality, the environment or economy.

6 RESOURCE IMPLICATIONS

6.1 Financial - Cost to advertise the promoted order in the local press.

6.2 Personnel - None

6.3 Other - None

7 BACKGROUND PAPERS

7.1 TPO 135 (2016) Location plan

7.2 TPO 135 (2016) Schedule 1

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DATE	12 th January 2017

TPO 135 (2016) Broadgait & Main Street Gullane, East Lothian



0 0.005 0.01 0.02 kilometres

Co-ordinates:
348760, 683057

Grid Reference: NT 487830

LOCATION PLAN SCALE
1:750 @ A3

Inset Map Scale
[1:15,000] @ A3



Location Plan. Not to scale.

TPO 135 (2016) – Broadgait and Main St Gullane, East Lothian
Schedule 1

Trees Specified Individually <i>(Coloured black within a green dotted line indicating the canopy on the map)</i>		
No. on Map	Description	Situation
T1	Horse Chestnut	Approximately 5m away from the north eastern boundary wall in the property known as <u>Craigour</u> .
T2	Lime	Approximately 14m from the western boundary which runs parallel to the road, <u>Broadgait</u> and 2.5m north of the boundary wall that adjoins the property known as <u>Woodside</u> .
Trees Specified by reference to an Area <i>(within a continuous black line on the map)</i>		
NONE		
Groups of Trees <i>(Within a broken black line on the map)</i>		
No. on Map	Description	Situation
G1	4No. Himalayan Birch, 1No. Lime, 2No. Sycamore, 1No. Laburnum, 2No Purple-leaved plum, 2No. Copper Beech.	In the south eastern quadrant of the property known as <u>Craigour</u> .
G2	1No. Oak, 4No. Sycamore.	Running parallel and due north east to the access driveway of the property known as <u>Craigour</u> .
G3	2No. Beech, 2No. Laburnum, 4No. Birch, 3No. Horse Chestnut, 6No. Sycamore, 1No. Whitebeam, 1No. Oak, 4No. Norway Maple, 1No. Lime, 1No. Ash.	Located within the roadside boundaries of five properties. Along the western border to the roads <u>Broadgait</u> and the main A198. The group falls within the following properties, running accordingly from north west to south east; <u>Craigour</u> , <u>Seatoller</u> , <u>Woodside</u> , <u>Craignish</u> . The trees are located consistently less than 5m from the property boundary with <u>Broadgait</u> . The group continues in an 'L' shape running parallel with the A198 within the boundaries of <u>Craignish</u> and <u>The Willows</u> from the south west to the north east. The trees are located consistently less than 5m from the A198.

Schedule 1