

## Members' Library Service Request Form

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| Date of Document          | 27/10/15  |
| Originator                | Dervilla Gowan  |
| Originator's Ref (if any) |   |
| Document Title            | East Lothian Council - Tree Preservation Order No. 132 (2015)<br>Broadgait and Main Street, Gullane |

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Additional information:

|               |                     |
|---------------|---------------------|
| Authorised By | Douglas Proudfoot   |
| Designation   | Head of Development |
| Date          | 27/10/15            |

|                      |          |
|----------------------|----------|
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**REPORT TO:** Members' Library Service

**MEETING DATE:**

**BY:** Depute Chief Executive – Partnerships and Community Services

**SUBJECT:** East Lothian Council - Tree Preservation Order No. 132 (2015) Broadgait and Main Street, Gullane

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## **1 PURPOSE**

- 1.1 East Lothian Council placed Tree Preservation Order (TPO) No. 132 on 5 May 2015. This report advises members that the TPO 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 does 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 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 these trees confer 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:

### 3.2.1 **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 Road 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.

### 3.2.2 **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.

### 3.2.3 **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.

### 3.2.4 **Threat**

Permitted development and infill development within garden grounds remain a threat to the mature trees. The other threat is the loss of trees is 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 feature. 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

### 3.2.5 **Future tree felling or tree work**

Confirmation of this Order does not prevent an application being made to the Council for permission to carryout 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 this control is used to ensure that tree cover is retained in this area.

### 3.2.6 **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. We had a representation from the property owners at Seatoller and we have addressed their concerns in writing, regarding the ongoing management of the protected trees growing in their property. We have not had any objections to this order within the notification period.

## **4 POLICY IMPLICATIONS**

4.1 None

## **5 EQUALITIES IMPACT ASSESSMENT**

5.1 This report is not applicable to the well being of equalities groups and an Equalities Impact Assessment is not required.

## **6 RESOURCE IMPLICATIONS**

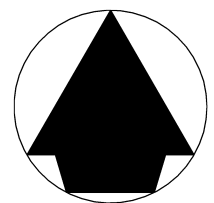
- 6.1 Financial - Cost to advertise the promoted order in the local press.
- 6.2 Personnel - None
- 6.3 Other - None

## **7 BACKGROUND PAPERS**

- 7.1 TPO 132 Location plan
- 7.2 TPO 132 Schedule 1

|                      |                                  |
|----------------------|----------------------------------|
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| <b>DESIGNATION</b>   | Projects Officer (Landscape)     |
| <b>CONTACT INFO</b>  | x 7818 dgowan@eastlothian.gov.uk |
| <b>DATE</b>          | 27 October 2015                  |

# TPO132, Broadgait & Main Street Gullane



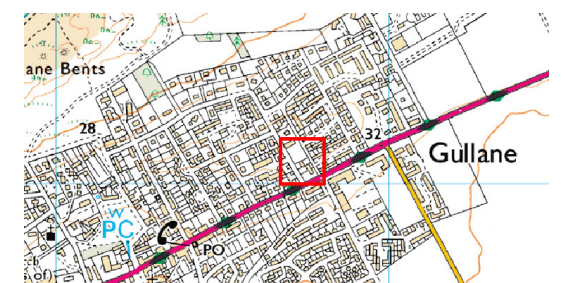
0 0.005 0.01 0.02 kilometres

Co-ordinates:  
348760, 683057

Grid Reference: NT 487830

LOCATION PLAN SCALE  
1:750 @ A3

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



**TPO 132 (2015) – Broadgait and Main St Gullane, East Lothian  
Schedule 1**

| <b>Trees Specified Individually</b> <i>(Coloured black within a green dotted line indicating the canopy on the map)</i> |  |  |
|---|--|--|
| <b>No. on Map</b>   | <b>Description</b>   | <b>Situation</b>   |
| T1  | Horse Chestnut   | Approximately 5m away from the north eastern boundary wall in the property known as Craigour.  |
| T2  | Lime   | Approximately 14m from the western boundary which runs parallel to the road, Broadgait and 2.5m north of the boundary wall that adjoins the property known as Woodside.  |
| <b>Trees Specified by reference to an Area</b> <i>(within a continuous black line on the map)</i>                       |  |  |
| NONE  |  |  |
| <b>Groups of Trees</b> <i>(Within a broken black line on the map)</i>   |  |  |
| <b>No. on Map</b>   | <b>Description</b>   | <b>Situation</b>   |
| 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 Craigour.   |
| G2  | 1No. Oak, 4No. Sycamore.   | Running parallel and due north east to the access driveway of the property known as Craigour.  |
| G3  | 2No. Beech, 2No. Laburnum, 4No. Birch, 3No. Horse Chestnut, 7No. 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 Broadgait and the main A198. The group falls within the following properties, running accordingly from north west to south east; Craigour, Seatoller, Woodside, Craignish. The trees are located consistently less than 5m from the property boundary with Broadgait. The group continues in an 'L' shape running parallel with the A198 within the boundaries of Craignish and The Willows from the south west to the north east. The trees are located consistently less than 5m from the A198. |