

Members' Library Service Request Form

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| Date of Document | 06/08/19 |
| Originator | Sarah Cheyne |
| Originator's Ref (if any) | |
| Document Title | Confirmation of Tree Preservation Order at Templedean House, Florabank Road, Haddington, East Lothian (No. 141, 2019) |

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| Planning Committee |
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Additional information:

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|---------------|-------------------------------------|
| Authorised By | Monica Paterson |
| Designation | Depute Chief Exec, Partn & Com Serv |
| Date | 06/08/19 |

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive, Partnerships & Community Services

SUBJECT: Confirmation of Tree Preservation Order at Templedean House, Florabank Road, Haddington [T.P.O.no 141 (2019)]

1 PURPOSE

- 1.1 East Lothian Council placed a Tree Preservation Order (TPO) on seven mature trees located within the grounds of Templedean House, Florabank Road in Haddington on 24 April 2019. This report advises members that TPO no. 141 (2019) has now been 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 promotion of Order

- 3.1 A planning enquiry was submitted to the planning department in August 2018 for developing the grounds to the south of Templedean House. On assessment of the site it was noted there were significant trees within the grounds.
- 3.2 Trees within the site were protected under a condition 6 of planning permission 04/00715/OUT (renewed 07/00811/OUT and 10/00743/PP and since lapsed) and there is no current protection on these significant trees.
- 3.3 Confirmation of this order has safeguarded the visual amenity of these large mature and semi-mature trees that form the landscape setting for

Templedean House whilst retaining space for the previous granted planning application for a single house within the grounds.

- 3.4 This area of Haddington is not within the Haddington Conservation Area. However there are two TPOs in the vicinity, TPO 66 Templedean Hall and TPO 37 Templedean Park. This TPO would visually link these protected trees retaining the visual amenity afforded by the trees to the setting of this area of Haddington.
- 3.5 These trees are now protected under planning law and could not be legally pruned or removed without the prior agreement of the Council.
- 3.6 The visual amenity value of the trees is detailed below:

Visibility

- 3.7 The trees make a significant contribution to the visual amenity to the overall character of this part of Haddington and are publicly visible.
- 3.8 The trees are visible from Florabank Road to the south framing the listed building of Templedean House.

Individual impact

- 3.9 The mature Beech T1 and Yew T2 to the west of the house and Yew T5, Sycamore T6 and Ash T7 to the east of the house frame the house adding to its established historic character and are located where trees are shown on the historic OS mapping of 1895.
- 3.10 The two pine trees T3 and T4 frame the garden ground to the south defining the boundary of the original designed garden.
- 3.11 Together the trees create a green feature within the street, break up the urban massing and provide an established setting for the historic listed building.

Wider impact

- 3.12 The trees are important in providing a visual green link between other trees within this area of Haddington including protected trees at Templedean Hall and Templedean Park and mature trees to the northern edge of the Haddington Conservation Area to the south leading to Gourlaybank.

Threat

- 3.13 If these trees were lost, it would impact significantly on this area of Haddington and represent a significant loss to the visual amenity of this part of Haddington.

Future tree felling or tree work

3.14 The confirmation of this TPO would not prevent the owner of the trees from applying to the Council for permission to do tree management work if necessary in the future. However, the TPO would give the Council control over such proposals and this control would be used to ensure that tree cover is retained in this area.

Objections to Order

3.15 The Council was required to consider any objections and representations received, before the Order was confirmed. The property owners and the public had 28 days from the time of placing the Provisional Order in which to object.

3.16 No objections or representations to this order were received within the notification period.

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 – none.

6.2 Personnel – none.

6.3 Other – none.

7 BACKGROUND PAPERS

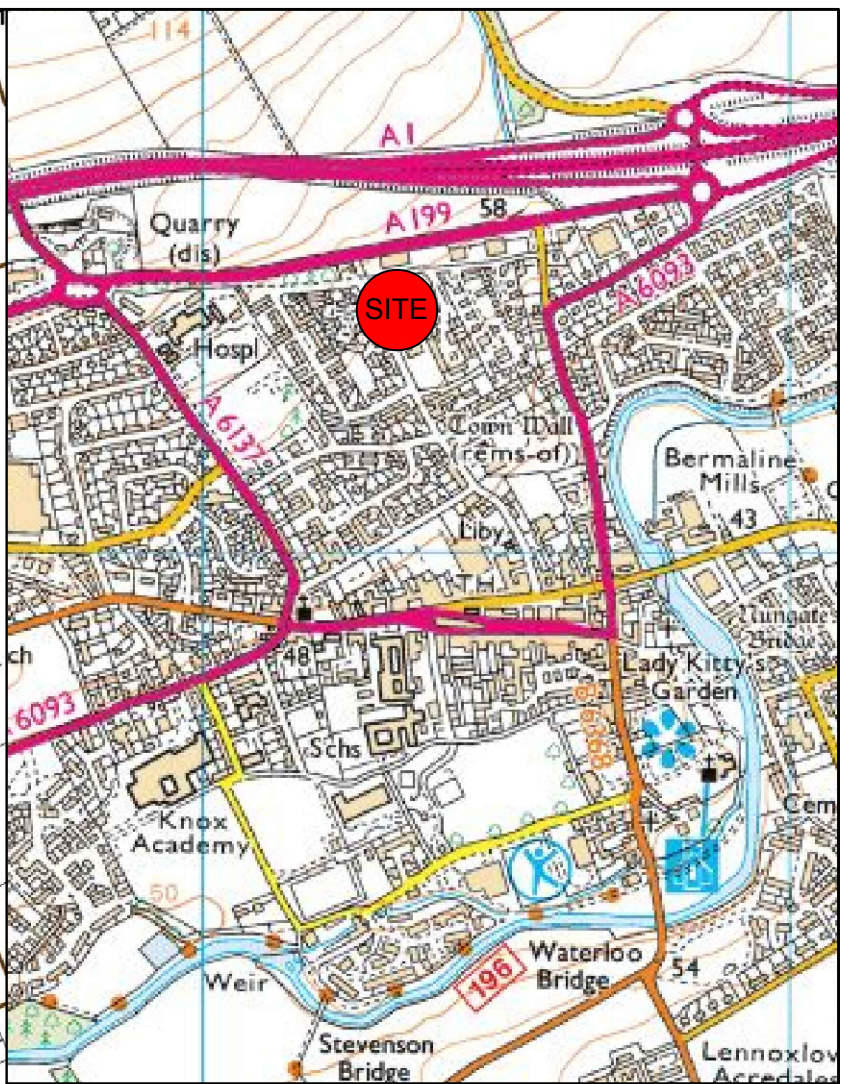
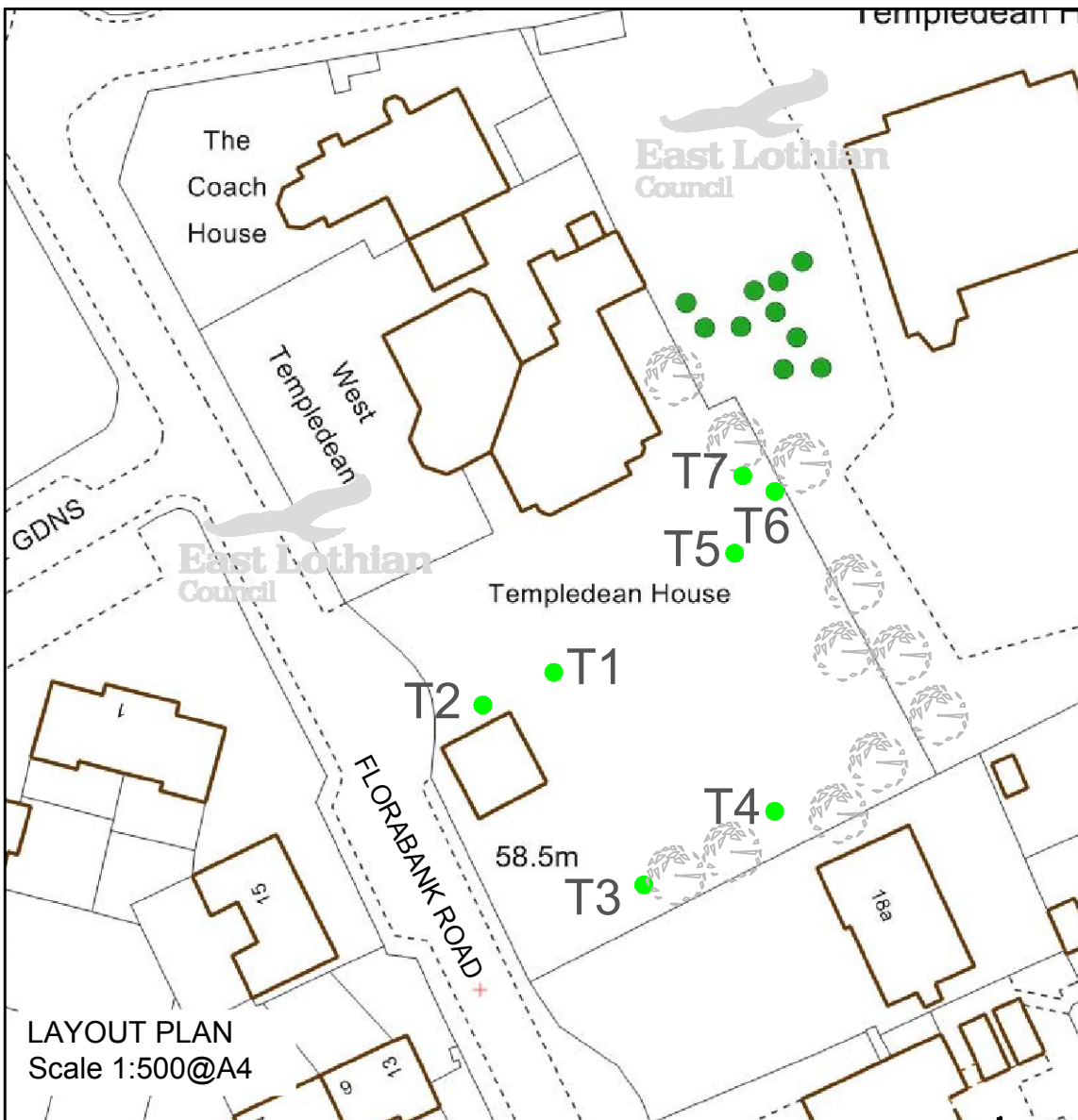
7.1 None

Appendices:

TPO 141 Location Plan

TPO 141 Schedule 1

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|----------------------|----------------------------------|
| AUTHOR'S NAME | Sarah Cheyne |
| DESIGNATION | Projects Officer (Landscape) |
| CONTACT INFO | x6756 scheyne@eastlothian.gov.uk |






Grid Reference: NT 51349, 74390

0 5m 10m 15m 20m

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LEGEND

-  EXISTING TPO TREES
-  OTHER EXISTING TREES
- T1**  TPO 141 TREES



East Lothian Council
Templedean House
Florabank Road, Haddington
TPO 141 (2019)

TPO 141 – Schedule 1
Templedean House, Florabank Road, Haddington

| Trees Specified Individually (coloured green on the map) | | |
|--|----------------------------|--|
| No. on Map | Description | Situation |
| T1 | Copper Beech (Fagus sp) | Located to the south side of the entrance from Florabank Road |
| T2 | Yew (Taxus sp) | |
| T3 | Pine (Pinus sp) | Located to the south boundary of the garden of the property |
| T4 | Pine (Pinus sp) | |
| T5 | Yew (Taxus sp) | Located to the southeast corner of the house |
| T6 | Sycamore (Acer sp) | |
| T7 | Ash (Fraxinus sp) | |
| Trees Specified by Reference to an Area (within a continuous black line on the map) | | |
| No. on Map | Description | Situation |
| NONE | | |
| Groups of Trees (within a broken black line on the map) | | |
| No. on Map | Description | Situation |
| NONE | | |
| Woodlands (within a continuous red line on the map) | | |
| No. on Map | Description | Situation |
| NONE | | |

Reason for promotion of order:

This Tree Preservation Order is being promoted to secure the retention of large mature and semi-mature trees that form the landscape setting for Templedean House. The trees add to the history of the area relating to the age of the listed building of the grounds in which they are located.

They make an important contribution to the visual amenity of this part of Haddington and link with trees in the wider area, including protected trees to the east within the grounds of Templedean Hall, forming part of the overall character of this part of Haddington.