

**NORTHAMPTON BOROUGH COUNCIL**

**GENERAL PURPOSES COMMITTEE**

Your attendance is requested at a meeting to be held at  
The Jeffrey Room, The Guildhall, St. Giles Square, Northampton, NN1 1DE  
on Monday, 20 October 2014 at 6:00 pm.

**D Kennedy**  
**Chief Executive**

**AGENDA**

**1. APOLOGIES**

**2. MINUTES**

The minutes of the meetings of the Committee on the following dates are attached:

- 25 March 2014;
- 17 September 2014.

**3. DECLARATIONS OF INTEREST**

**4. DEPUTATIONS / PUBLIC ADDRESSES**

**5. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED**

**6. TREE PRESERVATION ORDER NO. 229 AT 17 HILLCREST AVENUE, NORTHAMPTON NN3 2AB**

Copy herewith.

**7. EXCLUSION OF PUBLIC AND PRESS**

THE CHAIR TO MOVE:

“THAT THE PUBLIC BE EXCLUDED FROM THE REMAINDER OF THE MEETING ON THE GROUNDS THAT THERE IS LIKELY TO BE DISCLOSURE TO THEM OF SUCH CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY SECTION 100(1) OF THE LOCAL GOVERNMENT ACT 1972 AS LISTED AGAINST SUCH ITEMS OF BUSINESS BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF SCHEDULE 12A TO SUCH ACT.”

**SUPPLEMENTARY AGENDA**

**Exempted Under Schedule**

**12A of L.Govt Act 1972**

**Para No:-**

**Public Participation**

Members of the public may address the Committee on any non-procedural matter listed on this agenda. Addresses shall not last longer than three minutes. Committee members may then ask questions of the speaker. No prior notice is required prior to the commencement of the meeting of a request to address the Committee.

## **NORTHAMPTON BOROUGH COUNCIL**

### **GENERAL PURPOSES COMMITTEE**

**Tuesday, 25 March 2014**

**PRESENT:** Councillor Hibbert (Chair); Councillor Parekh (Deputy Chair);  
Councillors Aziz, Begum, Ford, Gowen and King.

#### **1. APOLOGIES**

Apologies for absence were received from Councillor Duncan.

#### **2. MINUTES**

The minutes of the meeting held on 21 October 2013 were agreed and signed by the Chair.

#### **3. DECLARATIONS OF INTEREST**

There were none.

#### **4. DEPUTATIONS / PUBLIC ADDRESSES**

There were none.

#### **5. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED**

There were none.

#### **6. EUROPEAN ELECTIONS COUNT VENUE 2014**

The Borough Secretary presented a report advising the Committee that the count for the European Elections on 22/23 and 25 May would be held at the Royal and Derngate, rather than at Lings Forum as in previous years for reasons of better access, improved facilities and cost savings. Members were asked for their comments on this change and invited to ask questions.

A further report would be brought to the Committee evaluating the operation of the venue after the European Elections, and to consider options to use the same venue for the Borough Council elections and General Election in 2015.

The Chief Executive answered Members' questions, as summarised below:

- The use of the Royal and Derngate for the European Elections would be a "dry run" for the much larger and more complex combined Borough and General Election (two constituencies) which would be held in 2015;
- Should the Derngate not prove satisfactory for the combined elections following the "dry run" there were two options available – being either to return

the count to Lings Forum or to count the Parliamentary constituencies (Northampton North and Northampton South) at two separate venues. As the law requires the verification process for Borough and Parliamentary elections to be undertaken before the count can begin then if both Parliamentary constituencies are to be counted at a single location all the Borough ballot boxes will be verified at that location as well. If there are two Parliamentary counts in separate venues then the Borough ballot boxes from the polling stations within each constituency will be verified at the location for that constituency;

- The auditorium in the Derngate would be used for the count, with the seats lowered into the floor and retractable flooring in place over them;
- Postal votes would continue to be validated at the Guildhall, without the need to re-locate as is currently the case, and delivered to the count venue;
- The costs of European, General, County and Police elections are re-charged to the responsible authority and the Borough Council had to meet the cost of Borough elections. Where two elections are combined, as in 2015, basically 50% of the total cost is charged to the responsible authority;
- Northampton Leisure Trust realised the limitations of Lings Forum as a count venue and were comfortable with the count being transferred to another venue, particularly as the count for the European elections would be held on a Bank Holiday Sunday (25 May) which was usually a busy time for customers;
- The management of the Royal and Derngate had not programmed any events in for the weekend of the count in 2014 and had “pencilled in” the dates for the verification and counts in 2015.

#### **RESOLVED:**

1. That the change of counting venue from Lings Forum to the Royal and Derngate for the European Elections 2014 be noted.
2. That it be noted that a further report would be brought forward to the Committee evaluating the operation of the venue after May 22/23 and 25, and considering options to use the same venue for the Borough Council elections 2015 and related options for the next General Election.

The meeting concluded at 6:19 pm.

**NORTHAMPTON BOROUGH COUNCIL**

**GENERAL PURPOSES COMMITTEE**

**Wednesday, 17 September 2014**

**PRESENT:** Councillor Hibbert (Chair); Councillor Parekh (Deputy Chair);  
Councillors Beardsworth, Ford, King, Stone and Patel (In place of  
Duncan)

**APOLOGIES:** Councillor Aziz and Councillor Begum

**1. APOLOGIES**

Apologies were received from Councillor Duncan, who had been substituted by Councillor Patel for this meeting, Councillors Aziz and Begum.

**2. DECLARATIONS OF INTEREST**

Councillor Beardsworth declared a personal, non-pecuniary interest in item 6 – Employment Review as a relative was employed by the Council.

Councillor Stone declared a personal, non-pecuniary interest in item 6 – Employment Review as a member of UNISON.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

There were none.

**4. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED**

There were none.

**5. EXCLUSION OF PUBLIC AND PRESS**

The Chair moved that the public be excluded from the remainder of the meeting on the grounds that there was likely to be disclosure to them of such categories of exempt information as defined by Section 100(1) of the Local Government Act 1972 as listed against such items of business by reference to paragraph 4 of Schedule 12A to such Act.

The Motion was Carried.

**6. EMPLOYMENT REVIEW**

Councillors Beardsworth and Stone declared personal, non-pecuniary interests in this item.

The Cabinet Member for Finance, supported by the Chief Executive and the Director

of People, Transformation and Transactions (LGSS), presented a report advising the Committee on the outcome of formal consultation and negotiation with the Trade Unions on proposals to change staff terms and conditions of employment to deliver the required budget savings from 2015 onwards against budget costs. Approval was sought for those proposals, as contained in the report.

It was noted that no requests had been made to address the Committee under item 3 – Deputations/Public Addresses, prior to the exclusion of the public and press.

**RESOLVED:**

That action be agreed as recorded in the supplementary minutes of this meeting.

The meeting concluded at 6:50 pm.

Appendices:  
5  
Photographs:  
7



## GENERAL PURPOSES COMMITTEE REPORT

<b>Report Title</b>	<b>Tree Preservation Order No. 229 at 17 Hillcrest Avenue, Northampton NN3 2AB</b>
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**AGENDA STATUS: PUBLIC**

**Committee Meeting Date:**  
20<sup>th</sup> October 2014

**Policy Document: Not applicable**

**Directorate:**  
Regeneration, Enterprise and  
Planning

**Accountable Cabinet Member:**  
Councillor Tim Hadland

### 1. Purpose

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1.1 To set out the background to and the reasons for making the Tree Preservation Order, provide an outline of Government advice and seek to answer the objections raised to the Order.

### 2. Recommendations

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2.1 That Tree Preservation Order No. 229 be confirmed.

### 3. Issues and Choices

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#### 3.1 Report Background

3.1.1 Tree Preservation Order No. 229 comprises one Sycamore that stands in the rear garden of 17 Hillcrest Avenue, Northampton NN3 2AB. The TPO plan shows the location of the tree.

3.1.2 On 22nd May 2014 a telephone call was received from the owner of 17 Hillcrest Avenue expressing concern that the owner of 27 Lindale Close had informed them that they intended to undertake their common law right to remove all the overhanging branches back to the boundary.

- 3.1.3 A site visit was made on 30th May 2014 and a Tree Preservation Order was made on 9th June 2014 and served on the occupants of 17 Hillcrest Avenue and 27 Lindale Close (Appendices 1 & 2).
- 3.1.4 A letter objecting to the Tree Preservation Order was received on 8th July 2014 (Appendix 3). It is the objector's opinion that the Sycamore is not unique as Hillcrest Avenue is lined with specimens of Sycamore which are clearly visible by all persons within and adjacent to Hillcrest Avenue. They state that only the top of the canopy of the tree is visible from the public highway in Lindale Close and an even smaller view of the tree is visible from Hillcrest Avenue. The current owners of 27 Lindale Close purchased the property in March 2014 and state that if a Tree Preservation Order had been in force they would not have purchased the property.
- 3.1.5 The tree appears to be in good health and condition with a well-balanced canopy. It can reasonably be expected that the tree has a safe useful life expectancy of at least 20-40 years.
- 3.1.6 The Tree Preservation Order remains unconfirmed because of the objections made by the owner of 27 Lindale Close.

## **3.2 Issues**

### **3.2.1 Government Advice**

- 3.2.2 Local planning authorities can make a Tree Preservation Order if it appears to them to be 'expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area'.
- 3.2.3 Authorities can either initiate this process themselves or in response to a request made by any other party. When deciding whether an Order is appropriate, authorities are advised to take into consideration what 'amenity' means in practice, what to take into account when assessing amenity value, what 'expedient' means in practice, what trees can be protected and how they can be identified.
- 3.2.4 'Amenity' is not defined in law, so authorities need to exercise judgment when deciding whether it is within their powers to make an Order.
- 3.2.5 When considering whether trees should be protected by an Order, authorities are advised to develop ways of assessing the amenity value of trees in a structured and consistent way.
- 3.2.6 It may be expedient to make an Order if the authority believes there is a risk of trees being felled, pruned or damaged in ways which would have a significant impact on the amenity of the area.

### **3.2.7 The Tree**

- 3.2.8 The tree is a large mature Sycamore.
- 3.2.9 It is approximately 18m in height with a crown spread of approximately 17m and a trunk diameter of 805mm.
- 3.2.10 The tree appears to be in good condition. The base has normal buttress root formation with no evidence of cavities or decay. The trunk is unremarkable with no apparent defects, decay or cavities. The branch structure appears normal with well-formed unions. There is some deadwood within the crown. The previous year's annual shoot extension and leaf size would indicate that the tree is displaying normal vigour.

- 3.2.11 There is evidence that the tree was subject to some remedial pruning several years ago to reduce the branches overhanging the rear garden of 27 Lindale Close.
- 3.2.12 The tree has been assessed using TEMPO (Tree Evaluation Method for Preservation Orders). TEMPO is an evaluation assessment to determine a tree's suitability for protection by a Tree Preservation Order. The TEMPO system is open, to a degree, to the interpretation and judgement of the assessor. However, it is recognised in the industry as a defensible method of assessment and is used by many Local Planning Authorities.
- 3.2.13 The TEMPO system includes an amenity assessment by determining the tree's suitability for a TPO by considering condition, retention span, relative public visibility and other factors. It then considers the expediency and finally provides a decision guide based on the numerical score. The assessment of the Sycamore arrived at a score of 15, TPO defensible (Appendix 4). However, it is considered that the numeric values for retention span and relative public visibility could be considered as conservative and therefore the overall final score could have been higher.
- 3.2.14 Response to objections**
- 3.2.15 The letter of objection states that in their opinion the Sycamore tree is not unique as Hillcrest Avenue is lined with specimens of Sycamore trees. The street trees along Hillcrest Avenue are Lime trees. However, the presence of other trees within the area whether the same species or not should not detract from a tree's suitability for inclusion within a Tree Preservation Order.
- 3.2.16 The letter states that only the top of the canopy is visible from the public highway in Lindale Close and an even smaller view of the tree is visible from Hillcrest Avenue. Approximately 50% of the crown of the tree is visible from various locations along Lindale Close. There are limited views of the tree from Hillcrest Avenue but the tree is highly visible from Cumberland Close to the north of the tree. (See Appendix 5 & Photographs 1-7)
- 3.2.17 The objectors state that had the tree been previously protected by a Tree Preservation Order that they would not have purchased 27 Lindale Close. However, no specific information is provided as to why. The tree is not located within the boundary of 27 Lindale Close and is therefore outside the control of the objectors. The tree is a large mature specimen with a proportion of the crown overhanging the rear garden of 27 Lindale Close which would have been evident at the time of any viewing prior to purchase. The objector prior to the Tree Preservation Order being served would have had a common law right to cut back the growth overhanging their property. However, this would be difficult to achieve without trespassing on to adjacent land, would give little benefit in alleviating shading due to the location of the tree in relation to the garden but crucially if undertaken would significantly affect the visual amenity the tree provides.
- 3.2.18 A Tree Preservation Order should not be seen as a restriction to appropriate or suitable maintenance. The owners of 27 Lindale Close submitted an application to undertake some minor reduction (up to 2m) of the lower lateral branches to reduce the overhang over their garden soon after the Tree Preservation Order was served. This application was considered and consent has been granted for the proposed work.

**3.2.19 Conclusion**

- 3.2.20 It is concluded that the Sycamore tree is an important feature within the local landscape and contributes to the overall amenity of the area.



- 3.2.21 Any pruning work to fulfil the common law right (cut back all overhanging growth) of the residents of 27 Lindale Close, which theoretically would be possible, would have a significant visual impact on the tree.
- 3.2.22 The objections have been considered but it is concluded that the protection of the tree is necessary to avoid the possible extensive work that could be undertaken without statutory protection. Accordingly, it is recommended that the committee confirm Tree Preservation Order No. 229.

### **3.3 Choices (Options)**

- 3.3.1 Option 1 - Confirm the Tree Preservation Order.
- 3.3.2 Option 2 - Allow provisional Tree Preservation Order to lapse without confirmation.

## **4. Implications (including financial implications)**

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### **4.1 Policy**

- 4.1.1 The report does not set new policy and does not have any implication on any existing policies.

### **4.2 Resources and Risk**

- 4.2.1 The tree is under private ownership and is therefore the responsibility of the land owner.
- 4.2.2 The only financial implications are the serving of the Tree Preservation Order (already served), the confirming of the order (if approved) and officer time dealing with any applications for work to the tree.

### **4.3 Legal**

- 4.3.1 The tree remains the legal responsibility of the tree owner. The only legal implications are the Council's statutory responsibilities to administer any application for work to the tree.

### **4.4 Equality**

- 4.4.1 It is not anticipated that including the tree in the Tree Preservation Order will have any direct impact on equalities, community safety, or economic issues or a perceptible impact on the social well-being, leisure and culture, or health issues.

### **4.5 Consultees (Internal and External)**

- 4.5.1 No additional consultees

## **4.6 Other Implications**

- 4.6.1 With regard to sustainability, the protection of the tree by tree preservation order should prevent unnecessary pruning or premature removal and thereby ensure its environmental benefits continue for as long as possible.

## **5. Background Papers**

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- 5.1 Tree Preservation Order No. 229; 17 Hillcrest Avenue, Northampton NN3 2AB.
- 5.2 Tree Evaluation Method for Preservation Orders (TEMPO) Survey data sheet and decision guide.

**Philip Scott-Collins, Arboricultural Officer Ext 8812**

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLpAND)  
REGULATIONS 2012**

**TREE PRESERVATION ORDER**

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**Town and Country Planning Act 1990  
The Northampton Borough Council  
Tree Preservation Order No. 229  
17 Hillcrest Avenue, Northampton NN3 2AB 2014**

The Northampton Borough Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 hereby make the following Order—

**Citation**

1. This Order may be cited as the The Northampton Borough Council Tree Preservation Order No. 229; 17 Hillcrest Avenue, Northampton NN3 2AB 2014.

**Interpretation**

2. (1) In this Order "the authority" means the Northampton Borough Council.  
(2) In this Order any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and County Planning (Tree Preservation)(England) Regulations 2012.

**Effect**

3. (1) Subject to article 4, this Order takes effect provisionally on **9<sup>th</sup> June 2014**  
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and subject to the exceptions in regulation 14, no person shall—
  - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
  - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17 or of the Secretary of State in accordance with regulation 23, and where such consent is given subject to conditions, in accordance with those conditions.

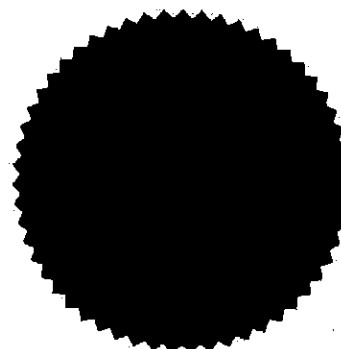
**Application to trees to be planted pursuant to a condition**

4. In relation to any tree(s) identified in the first column of the Schedule by the letter "C", being a tree/trees to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree(s) is/are planted.

Dated this 9<sup>th</sup> day of June 2014

The Common Seal of the Northampton Borough Council  
was hereunto affixed in the presence of—

.....  
Authorised Officer *DIANA MARTEN*



5736

**SCHEDULE**  
**SPECIFICATION OF TREES**

**Trees specified individually**

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Sycamore	Rear garden of 17 Hillcrest Avenue, Northampton NN3 2AB See Plan

**Trees specified by reference to an area**

(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
	None	

**Groups of trees**

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
	None	

**Woodlands**

(within a continuous black line on the map)




<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
	None	



Policy and Conservation  
Northampton Borough Council  
The Guildhall  
St Giles Square  
Northampton  
NN1 1DE

**NORTHAMPTON**  
BOROUGH COUNCIL

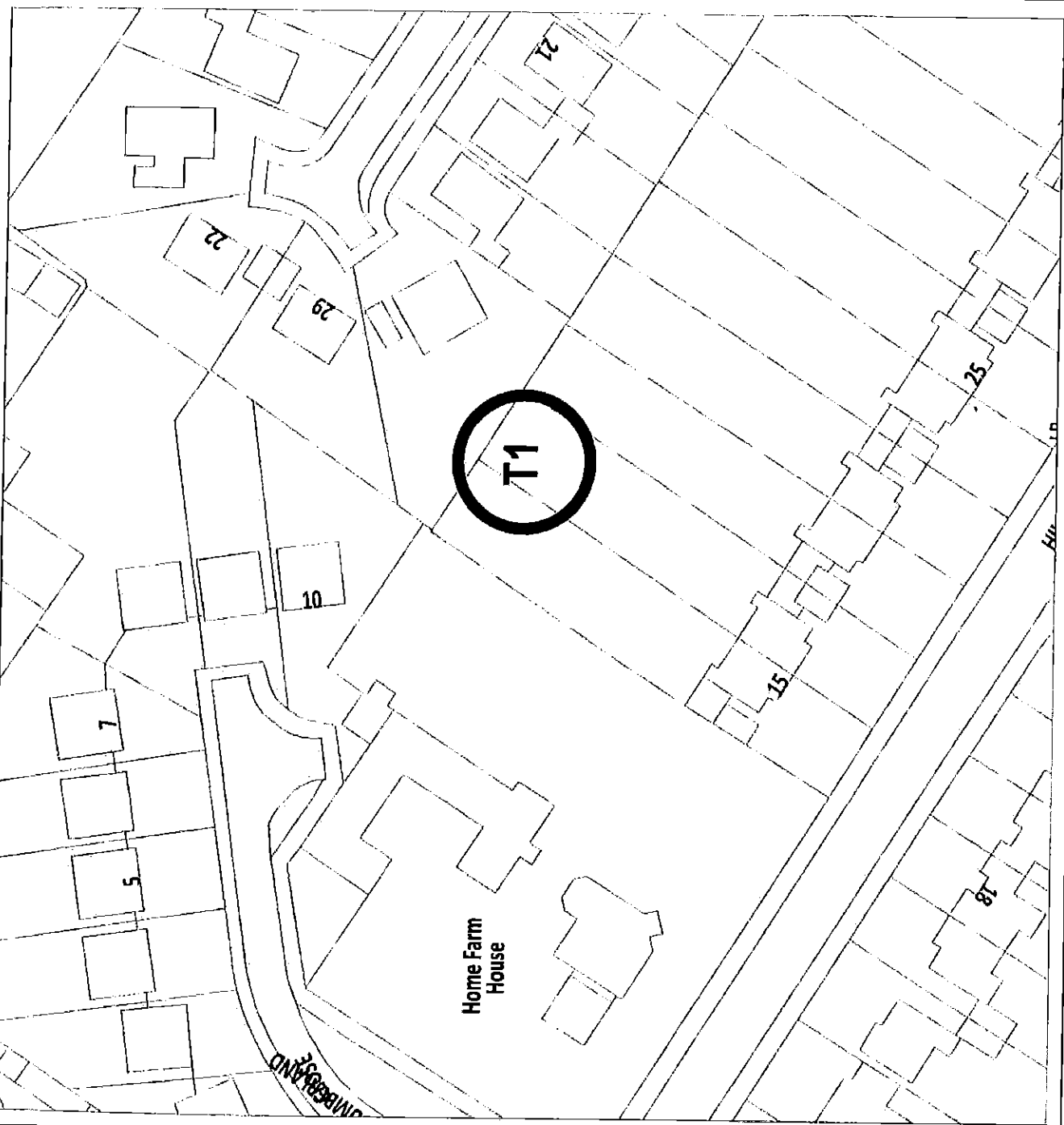
<b>TPO No:</b>	229
<b>Address:</b>	17 Hillcrest Avenue Northampton NN3 2AB
<b>Date:</b>	2nd June 2014
<b>Scale:</b>	1:500

-  Individual Trees
-  Group of Trees
-  Woodland

.....  
Authorised Officer

.....  
Authorised Officer

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**IMPORTANT THIS COMMUNICATION MAY AFFECT YOUR PROPERTY**

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS  
2012

**NORTHAMPTON BOROUGH COUNCIL  
TREE PRESERVATION ORDER: No. 229  
17 HILLCREST AVENUE, NORTHAMPTON NN3 2AB 2014**

THIS IS A FORMAL NOTICE to let you know that on 9<sup>th</sup> June 2014 the Council made the above Tree Preservation Order.

A copy of the order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the First Schedule and shown on the map without the Council's consent.

Some explanatory guidance on Tree Preservation Orders is given in the enclosed leaflet, *Protected Trees: A Guide to Tree Preservation Procedures*.

The Council have made the order because the individual tree included within this Order has been assessed as being eligible for protection on grounds that it provides considerable public amenity being highly publicly visible within the landscape and is of good form and condition.

The order took effect, on a provisional basis, on 9<sup>th</sup> June 2014. It will continue in force on this basis for a further 6 months or until the order is confirmed by the Council, whichever first occurs.

The Council will consider whether the order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the order have a right to make objections or other representation about any of the trees, groups of trees or woodlands covered by the order.

If you would like to make any objections or other comments, please make sure we receive them in writing by 8<sup>th</sup> July 2014. Your comments must comply with regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided overleaf. Send your comments to Mr Phillip Scott-Collins; Arboricultural Officer, Conservation, Northampton Borough Council, The Guildhall, St Giles Square, Northampton NN1 1DE. All valid objections or representations are carefully considered before a decision on whether to confirm the order is made.

The Council will write to you again when that decision had been made. In the meantime, if you would like any further information or have any questions about this letter, please contact Mr Scott-Collins at the above address or on his direct dial number (01604) 837789

Dated: 9<sup>th</sup> June 2014

Signed:



on behalf of

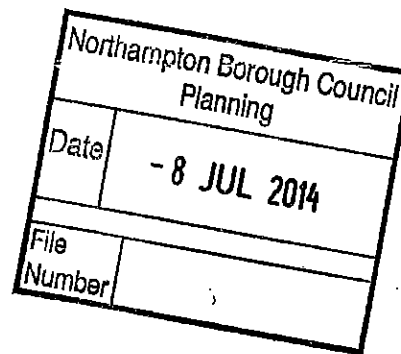
Northampton Borough Council  
The Guildhall, St Giles Square,  
Northampton NN1 1DE

Phillip Scott-Collins

27 Lindale Close,  
Spinney Hill,  
Northampton.  
NN3 2AQ

2<sup>nd</sup> July 2014.

Mr. Phillip Scott-Collins,  
Arboriculture Officer,  
Conservation,  
Northampton Borough Council,  
The Guildhall,  
St. Giles Square,  
Northampton.  
NN1 1DE



Dear Mr. Scott-Collins

**Re: Tree Preservation Order No. 229 17 Hillcrest Avenue Northampton NN3 2AB 2014.**

We write in objection to the above Tree Preservation Order made on the 9<sup>th</sup> June 2014, In our opinion the Sycamore Tree is not unique as Hillcrest Avenue is lined with specimens of Sycamore Trees which are clearly visible by all persons within and adjacent to Hillcrest Avenue.

However only the top of the canopy of the tree in the rear garden of 17 Hillcrest Avenue is visible from the public highway in Lindale Close and an even smaller view of the tree is visible from Hillcrest Avenue.


We purchased 27 Lindale Close in March 2014 and prior to agreeing the sale we ascertained that there were no tree preservation orders in force on any adjoining land, had a Tree Preservation Order been in force we would not have purchased this property.

In view of the foregoing we respectfully request that the confirmation of this T.P.O. is rejected.

Yours sincerely



Mr. G. E. Tew



Mrs. S. E. Tew



**TREE EVALUATION METHOD FOR PRESERVATION ORDERS -TEMPO**

**SURVEY DATA SHEET & DECISION GUIDE**

Date: 30/05/2014 Surveyor: PHIL SCOTT-COLLINS

Tree details  
 TPO Ref (if applicable): Tree/Group No: Species: SYCAMORE  
 Owner (if known): Location: REAR GARDEN 17 HILLCREST AVENUE

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

**Part 1: Amenity assessment**

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- 5) Good Highly suitable
- 3) Fair Suitable
- 1) Poor Unlikely to be suitable
- 0) Dead/dying/dangerous\* Unsuitable

Score & Notes GOOD CONDITION - 5

\* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- 5) 100+ Highly suitable
- 4) 40-100 Very suitable
- 2) 20-40 Suitable
- 1) 10-20 Just suitable
- 0) <10\* Unsuitable

Score & Notes SAFE USEFUL LIFE EXPECTANCY IS AT LEAST 20-40 YEARS. BUT HIGHLY LIKELY TO BE IN EXCESS OF 40 YEARS 2

\*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- 5) Very large trees with some visibility, or prominent large trees
- 4) Large trees, or medium trees clearly visible to the public
- 3) Medium trees, or large trees with limited view only
- 2) Young, small, or medium/large trees visible only with difficulty
- 1) Trees not visible to the public, regardless of size

- Highly suitable
- Suitable
- Suitable
- Barely suitable
- Probably unsuitable

Score & Notes TREE IS A LARGE SPECIMEN WITH LIMITED VIEWS 3

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of arboricultural features, or veteran trees
- 4) Tree groups, or members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)

Score & Notes TREE IS PARTICULARLY GOOD FORM FOR THE SPECIES 2

**Part 2: Expediency assessment**

Trees must have accrued 9 or more points to qualify

- 5) Immediate threat to tree
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes NEIGHBOUR TO REAR HAS EXPRESSED A VIEW TO UNDERTAKE HIS COMMON LAW RIGHT WHICH WOULD AFFECT THE AMENITY. AT LEAST FORESEEABLE 3

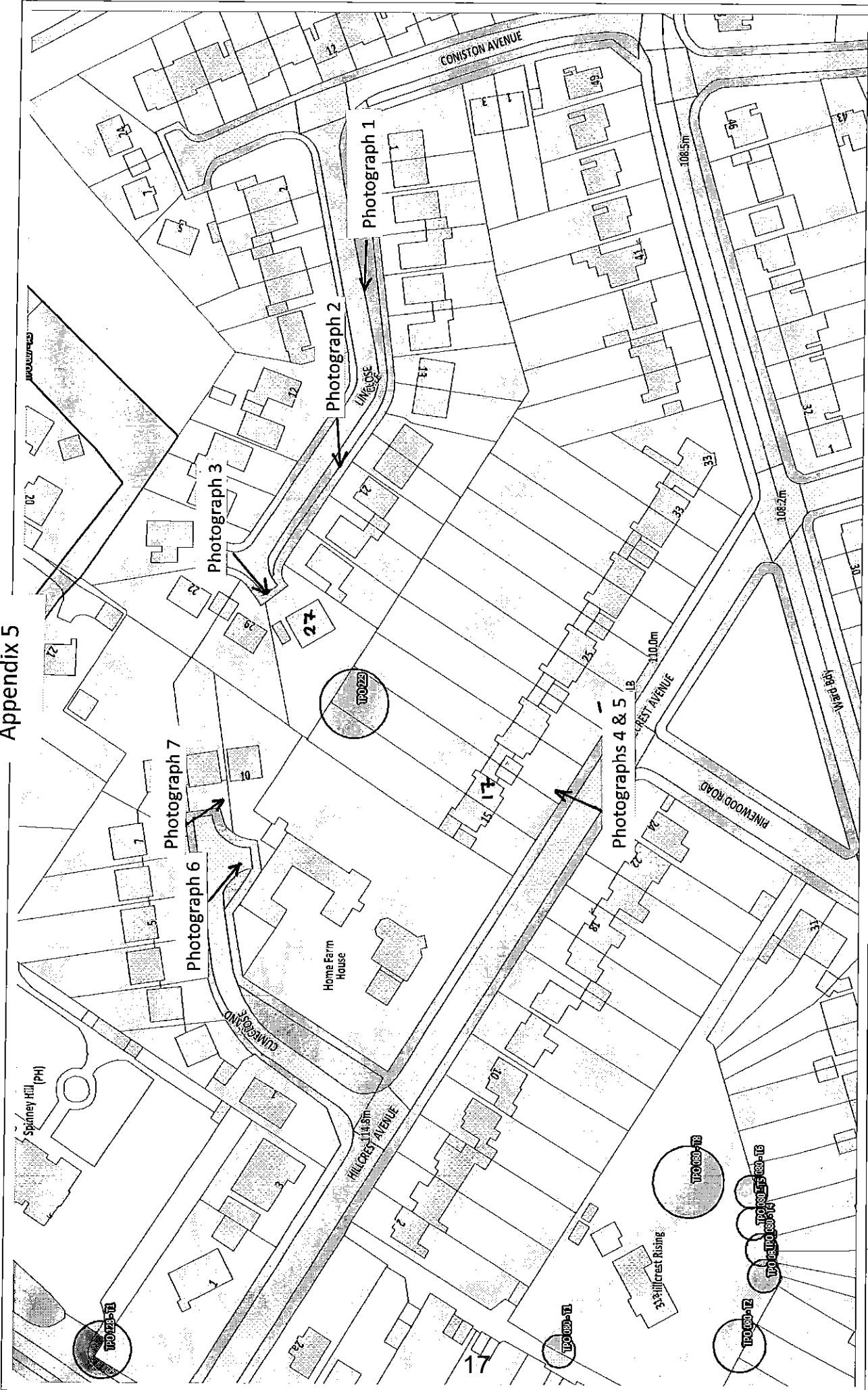
**Part 3: Decision guide**

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-11 Does not merit TPO
- 12-15 TPO defensible
- 16+ Definitely merits TPO

Add Scores for Total:  
15

Decision: TPO DEFENSIBLE SERVE TPO.

# Appendix 5



Name: Northampton Borough Council  
 Date: 3rd October 2014  
 Scale: 1:1250  
 Dept: Planning  
 Project: TPO 229



## Title 17 Hillcrest Avenue

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Photograph 1 from outside 7 Lindale Close (looking west)



Photograph 2 from outside 12 Lindale Close (looking west)



Photograph 3 from outside 27 Lindale Close (looking south west)



Photograph 4 from Hillcrest Ave between Nos. 17 & 19 (looking north east)



Photograph 5 from Hillcrest Ave between Nos. 17 & 19 (closer view)



Photograph 6 from outside 5 Cumberland Close (looking south east)



Photograph 7 from outside 7 Cumberland Close (looking south east)