

(Below) Objection sent by email from neighbour, Stuart Gordon, 27 The Ridings, Langton Road, Norton on Derwent, YO17 9AP

The Residents
27 The Ridings
Langton Road
Norton on Derwent
YO17 9AP

Dear Mr Stubbings,

Thank you for the copy of the PTO served to the owner at The Spinney on Pine Tree Drive in The Ridings Norton dated 11.10.22

Having read your report we write to you in dis-agreement of your findings and would be grateful if you would furnish us with your qualifications as a Tree and Landscapes officer.

It seems your report is compiled from your observations that were made from beneath the trees and from the Pine Tree Drive side of these trees as there are no apparent considerations in your report that would reflect the view of these trees from the rear of properties on the Ridings.

Primarily our main concern is one of impending danger that these trees pose by leaning over towards our property, some are contorted not upright ,plus the one nearest the Horse Chestnut was described as ruptured by a tree surgeon who was employed by us to remove overhanging branch's. The tree to the right of it, as we look at them is top heavy and sways dramatically in strong winds to which we feel is unsafe indeed to ourselves and to children who visit us and play in the garden, how it has never blown down before now must be down to good fortune or the tree next to it that is possibly offering support. We therefore invite you to our property to reassess these trees from our side and consider our concerns and safety issues therein.

In the report it says the trees are attractive and the council considers them to be healthy where we viewing them everyday from our side find them extremely unattractive certainly unhealthy but more so unsafe and dangerous therefore we feel safety is paramount.

As the council have now placed orders on these trees who is responsible should these trees every fall on our property endangering our property and (perish the thought) the children who occasionally play on our lawn.

We have a photo of a fallen branch from previous winds for your information if you should require it !

We recommend that the TPO,s are reversed to allow the owner of the trees to continue with his land management resulting in a safe outcome reflecting on our above concerns

I assume this letter is just initial correspondence between us so if there is an appeal process I would be grateful if you could furnish me with these details.

Yours sincerely

Objections from Mr M Arnold from 29 The Ridings, Norton, North Yorkshire, YO17 9AP

Dear Matthew,

I am writing to you on behalf of my Father, Mr M Arnold who is resident and property owner of 29 The Riding, Norton, North Yorkshire. His property is directly adjacent to the area where TPO 360/2022 is currently in force and he kindly received a letter from regarding the TPO dated 11 Oct 2022.

He would like to make the following comments in regard to TPO 360/2022 and his concerns if the trees are not felled. I have attached images of the trees and a brief outline of the trees is below:

Viewed from right to left from 29 Ridings:

1. Deformed. Doubled over. Canopy touching floor. Offers no amenity.
2. Leaning East over private property. Leaning has been progressive over past 7 years, trunk has encroached towards private property by 5 inches.
3. Ruptured at near 90 degrees off main trunk.
4. Dead. Offers no amenity.
5. Encroaching on private property.
6. Deformed.
7. Strangled and not growing.
8. Strangled and not growing. Deformed off main trunk.
9. Leaning East over private property. Severe deformation.
10. Leaning East over private property. Severe deformation.
11. Aggressive leaning East over private property. Severe deformation.

Mr Arnold has attempted to grow his own fruit trees in his garden but the trees are struggling and rarely produce fruit due to the amount of moisture and nutrients drained from the soil by the Scots Pines.

- Apple Cox – 8 year old – stunted growth, little to no fruits. 5' tall, 4inch circumference. Extremely small for a tree of this age.
- Pear Conference – 8 year old – stunted growth. Only produced 3 pears in 8 years, 5' tall, 5inch circumference. Extremely small for a tree of this age.
- Plum Victoria – 7 year old – stunted growth, little to no fruit. 5'tall, 3 inch circumference, Extremely small for a tree of this age.
- Apple Braeburn – 7 year old – stunted growth, little to no fruit. 7'tall, 2 inch circumference, Extremely small for a tree of this age.
- Cherry (1) - 7 year old – stunted growth, little to no fruit. 4 ½ 'tall, 4 inch circumference, Extremely small for a tree of this age. Planted 4' from pine tree 5.
- Cherry (2) - 7 year old – stunted growth, little to no fruit. 5'tall, 4 inch circumference, Extremely small for a tree of this age.
- Grapevine produces very small fruit.

Amenity value- Conservation of local area:

Although this area is not a conservation area, or SSSI, it is still an area which is rich in wildlife, however these trees are currently offering very little amenity value in terms of conservation.

I believe that no wildlife surveys, such as bat surveys have been carried out prior to the TPO being served. It is extremely unlikely that the trees offer any amenity in terms of conservation to bats, nor to any other birds, due to the nature of the canopy, pictures of which are attached. This has been the case since Mr Arnold took up residence at 29 The Ridings 17 years ago.

On the contrary, Mr Arnold has two ponds in his garden, one is a nature pond for frogs and tadpoles and the other is an ornamental Koi pond. He has to carry out extensive maintenance on both of these ponds on a regular basis due to the amount of pine needles dropping in them. These ponds offer more importance to the conservation of the local area, but are under threat due to the trees in question. He also has to regularly clean the pine needles from his lawn to protect his family's and friends' dogs from becoming injured whilst exercising in the garden.

Amenity value- Character of local landscape:

Although the trees are partially visible from public land, namely The Ridings, their current run down, partially dead appearance offer no positive amenity value to the character of the local landscape. The Ridings only offers access to the houses on the estate, and therefore is not accessed generally by anyone other than residents and their guests.

As can be seen in the attached pictures, many of the trees are partially deformed, and some are dead, or dying.

The trees, due to their positioning on private land, also offer no cultural or historic value to the local area.

Amenity value- potential for future amenity

The trees in question are all believed to have been planted at the same time, around 40 years ago. Considering that some of the trees are already dead, one has already been removed and others are showing sign of poor health, it is unlikely that they will ever offer more positive amenity value in the future. In fact, it is likely that their value will continue to depreciate over coming years.

Expediency:

It is agreed that the trees in question are imminently under threat as the owner of these trees is planning to have some of them felled in the near future. However, this has been carefully considered in conjunction with the above points and also the following:

- The trees in question are threatening the structural integrity of Mr Arnold's and neighbouring properties. The Scots Pine roots have grown underneath the house and have been found in the front garden 24 metres away from the site of the pines.
- As previously mentioned, the trees are leaning towards Mr Arnold's property, and this has been getting progressively worse. In our currently increasingly stormy climate, there is a growing risk that these trees, especially the ones that are in poor health, will fall. This poses a significant risk to both the property, and Mr Arnold himself. As the storms generally come in from the East, the trees offer no "storm protection" to the properties in the Ridings as they sit beyond the properties to the West.

Due to these factors, should the decision to grant a TPO be upheld despite this objection, the owner of the trees, alongside Mr Arnold, will apply for planning permission for the trees to be removed.

Regards

Gaz Arnold

CANOPY IMAGES



CANOPY IMAGE 2



Trees 2-7 (right to left) view from 27 Ridings



TREE 1



TREE 1A



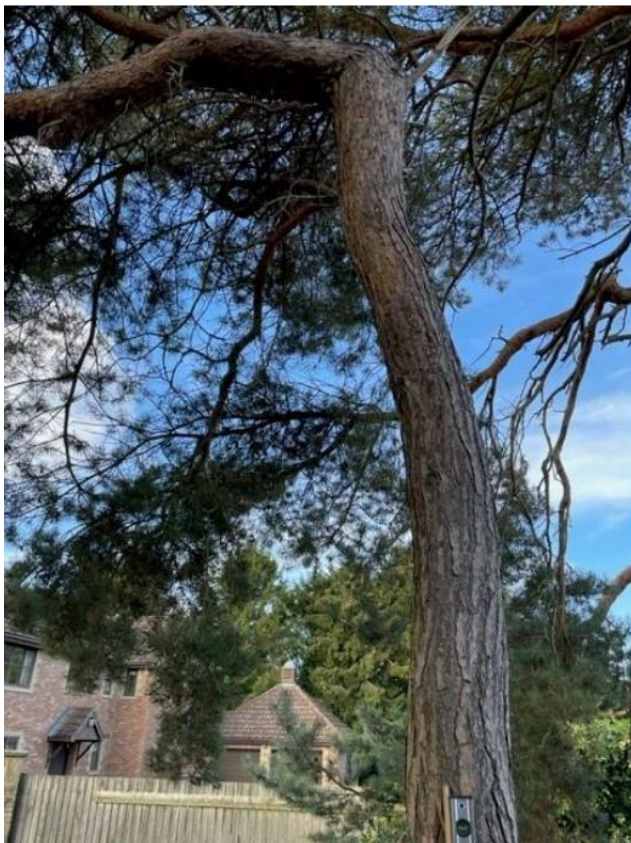
TREE 2



TREE 3



TREE 3A



TREE 4



TREE 4A



TREE 5



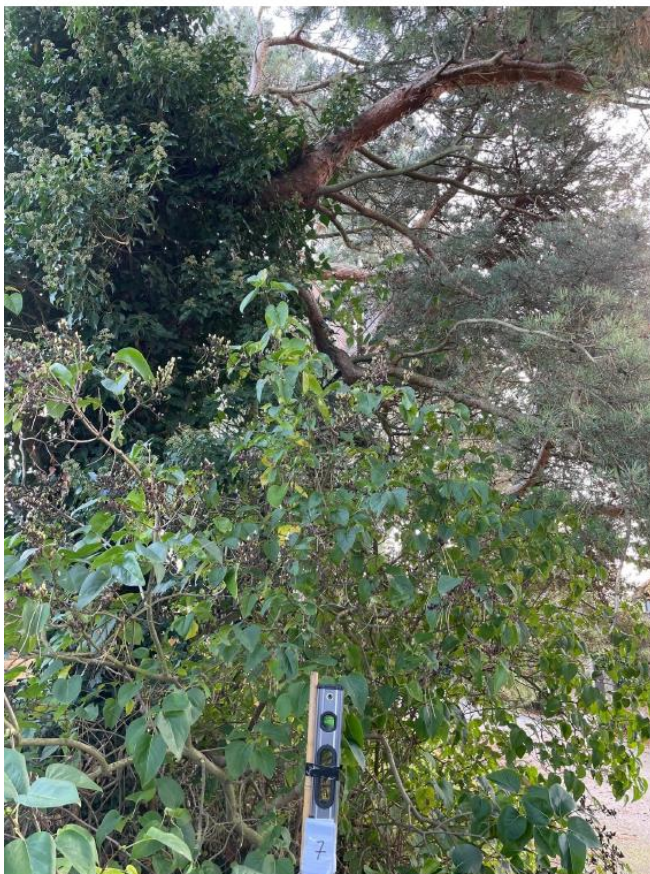
TREE 6



TREE 6A



TREE 7



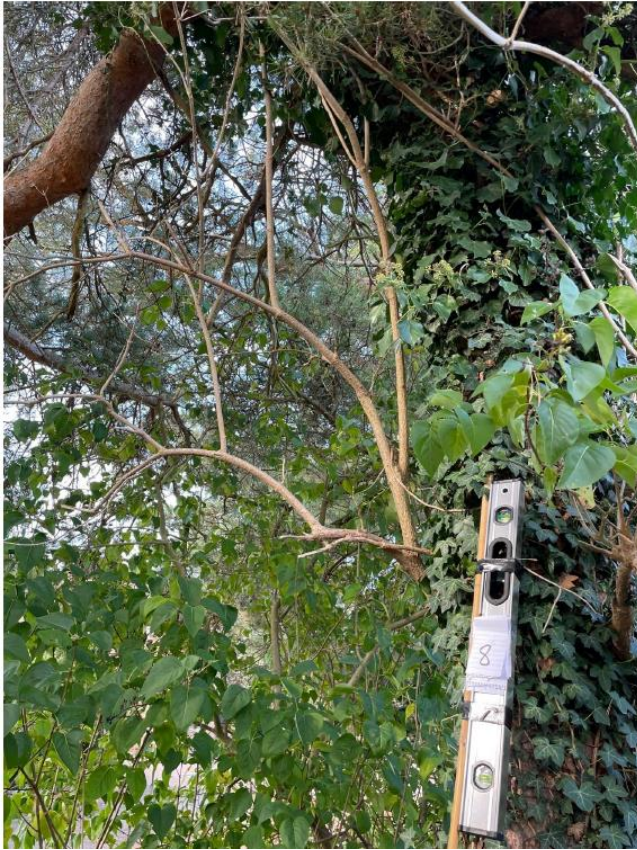
TREE 7A



TREE 8



TREE 8A



TREE 9



TREE 9A



TREE 10



TREE 10A



TREE 11

