

Development Services  
Salisbury District Council,  
61 Wyndham Road,  
Salisbury,  
Wiltshire SP1 3AH

Officer to contact: Shane Verrion  
*Direct line:* 01722 434382  
*Email:* developmentcontrol@salisbury.gov.uk  
*Web:* www.salisbury.gov.uk

## Report

**Report subject:** Tree Preservation Order at Damascus House, Salisbury, Wilts (no. 406)

**Report to:** City Area Committee

**Date:** 25<sup>th</sup> November 2008

**Author:** Shane Verrion

---

### **Purpose of Report:**

Tree Preservation Order 406 includes three Lime trees and two Cherry trees at Damascus House, Bernard Street, Salisbury. The three Limes are situated along the site boundary with Dolphin Street and the two Cherries are adjacent to St Ann's Street.

This item is before Members because a letter of objection has been received so the Committee must decide whether or not to confirm the Order.

### **Background:**

An application was received to demolition and redevelop the Damascus House site on 28<sup>th</sup> May 2008 and the two Cherry trees fronting onto St Ann's street were shown to be removed, along with many other trees on site. The three Limes were shown to be retained but they were not regarded as being of any real significance and no specific measures appear to have been considered to protect them during the construction process. An evaluation was undertaken on 4<sup>th</sup> July 2008, to assess the worthiness of all trees on site for a preservation order. The two Cherries and three Limes were included because they are some of only a few trees that are visible on the street scene within the area.

Trees in a Conservation Area can be felled after six weeks notice of intent is given. The notice does not have to take any particular form, provided it clearly identifies the trees. It could be construed that a planning application is sufficient notification so a preservation order should be considered within six weeks of receipt as a precautionary measure.

As a result a Preservation Order was considered necessary to provide ongoing protection until a decision is made regarding the redevelopment of the Damascus House site.

### **Objections:**

One letter of objection has been received, stating the trees have low arboricultural value and contribute little towards the character of the Conservation Area. The letter states the Lime trees are showing signs of decay and have a limited life span and one of the Cherries is also showing signs of decay, in addition to an area of canker. It is claimed that both Cherries may be causing damage to the wall adjacent to St Ann's Street.



Awarded in:  
Housing Services  
Waste and Recycling Services



**Comments on objections:**

Many trees have areas of decay to some degree but it is not generally considered a major problem until it is in an advanced state. Large trees, with heavy limbs, are more vulnerable to failure because of the forces that weight and leverage apply but Cherries are relatively small in stature, and the Limes that have been regularly pollarded to contain their size.

Canker is a condition which causes damage to trees and deforms the appearance of the trunk, branches and twigs. It is rarely fatal but it is a major problem when trees are managed for fruit production.

None of the trees included are considered to be unsafe and the Tree Officer believes they have a life expectancy well in excess of 10 years, if managed correctly.

The issue regarding the contribution the trees make to the Conservation Area is obviously a subjective one. However, it should be noted that trees are generally thought to enhance the quality of urban areas, and in this instance, the protected trees are some of only very few in the immediate vicinity.

The damage to the wall has possibly been caused by the trees but no firm evidence has been provided. Even if the trees were found to be the cause, root pruning could be considered to alleviate the problem.

**Conclusion:**

The preservation order currently protecting the two Cherries and three Limes, prevents them from being lost to development. The trees are important because they provide greenery in this urban area of the city, which breaks up the hard lines of the buildings and softens the landscape making them an important feature.

Confirmation of the Tree Preservation Order will ensure the trees are retained for the immediate future.

**Options for consideration:**

Members should consider the Tree Preservation Order and decide on one of the following options:

- 1) To confirm the order
- 2) Not confirm the order
- 3) Modify the order to exclude any number of the trees specified

**Recommendations:**

The Tree Officer recommends the order is confirmed because, in his opinion, the trees contribute significantly to the Conservation Area in this largely urban part of the city.

The trees are considered to be worthy of a preservation order which will ensure they are retained and adequately protected during the development process.

Members should note that confirmation of this order will not preclude them from approving any future planning application, involving the loss of any number of the trees, if it outweighs the benefit of their retention.