

The Wrekin Housing Trust

Jean Teichmann
Head of Business Development
Colliers Way
Old Park
Telford
TF3 4AW

Ms. D Moseley
Telford & Wrekin Council
Addenbrooke House
Ironmasters Way
Telford TF3 4NT

Contact; Karen Lloyd
Telephone:- 01952 217130
Fax:- 01952 217402

29th August 2014

Dear Madam,

Objection to the making of a Tree Preservation Order 2014. Trees at Princess Avenue, Arleston, Telford TF1 2LJ

1. Background

The majority of the properties surrounding this piece of land are owned and managed by The Wrekin Housing Trust – Appendix 1

Due to the structural condition of flats 45-51 the Trust demolished them and built 5 new family homes. These were completed on 11th April 2014. – Appendix 2,2a and 2b

To enable these units to be completed we needed a small parcel of land, the LA gave us a licence so that our tenants could cross the land to access the drives while the legal teams sorted out the transfer of the land to the Trust – Appendix 3

2. Information

The Trust intends to redevelop the Princess Avenue area in order to provide a higher standard of accommodation and the type of housing that is in high demand, including the demand created for an alternative to 2 bedroom flats following the introduction of the ‘bedroom tax.’

The overall site including the purchased land at Appendix 4 would give us the opportunity to provide a significant number of much needed family homes.

The Trust entered into negotiations with the Local Authority’s Estates Team and paid £20,000 plus TWC legal fees of £500.00 to purchase the land at Appendix 4 for redevelopment purposes, which was acknowledged by the Estates Team and a restriction placed on the land to retain it solely for amenity purposes was removed prior to completion.

Prior to completing the purchase of the land, the Trust undertook the usual searches relative to land purchases and no TPOs were identified as being in place on this land.

The purchase of the land completed on 11th June 2014.

A formal notice was issued by the Local Authority on the 22nd July 2014 advising the Trust that a Tree Preservation Order had been made on the three trees on the land that we had purchased as identified as T1 (Copper/Purple Beech), T2 (Copper/Purple Beech) & T3 (Silver Birch) on Appendix 5.

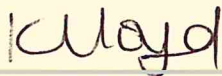
3. Conclusion

- The Trust purchased this land to redevelop the area and provide new family homes as the Local Authority was aware.
- The Trust would not buy amenity land just to maintain
- The Trust purchased the land with no restrictions or TPOs

Based on the information above we formally object under regulation 6 of the Town and Country Planning (TPO) regulations 2012 to the issuing of this TPO on the three trees located at Princess Avenue, Arleston, Telford.- Appendix 5

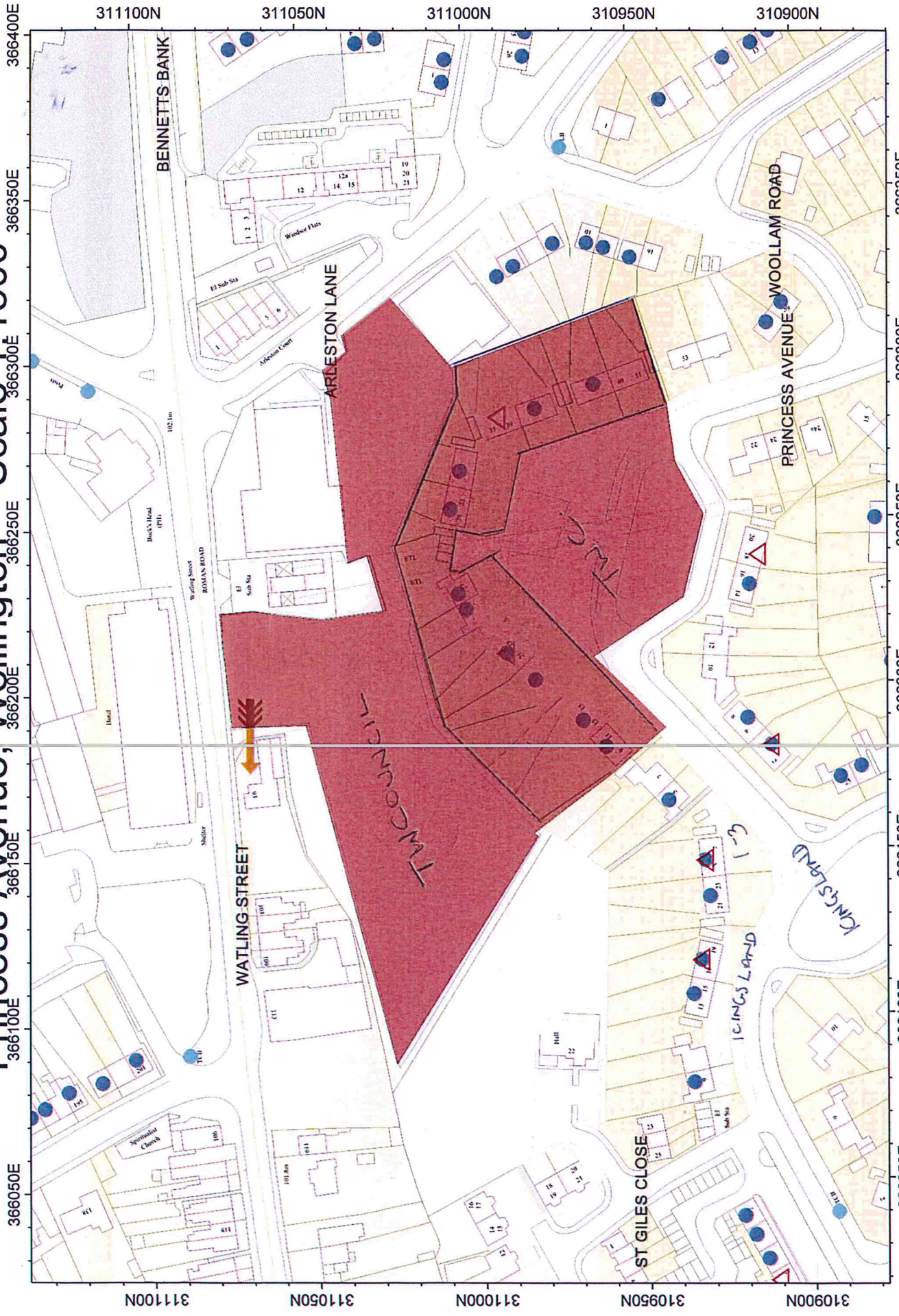
Should the land be redeveloped the Trust would work with the Local Authority to plant new trees of agreed specification within the area.

Yours faithfully



Karen Lloyd
Development Manager
Karen.lloyd@wrekinhousingtrust.org.uk

Princess Avenue, Wellington - Scale 1:1500



366050E 366100E 366150E 366200E 366250E 366300E 366350E 366400E

311100N 311050N 311000N 310950N 310900N

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Philip M. Semple FRICS
 Head of Land & Property
 Telford & Wrekin Council
 P.O. Box 213, Civic Offices
 Telford, Shropshire TF3 4LD



45 and 47 Princess Avenue, ARLESTON

SCALE: 1:1250
 MAPSHEET: SJ6610NW
 DATE: 6-11-1998

LAND & PROPERTY



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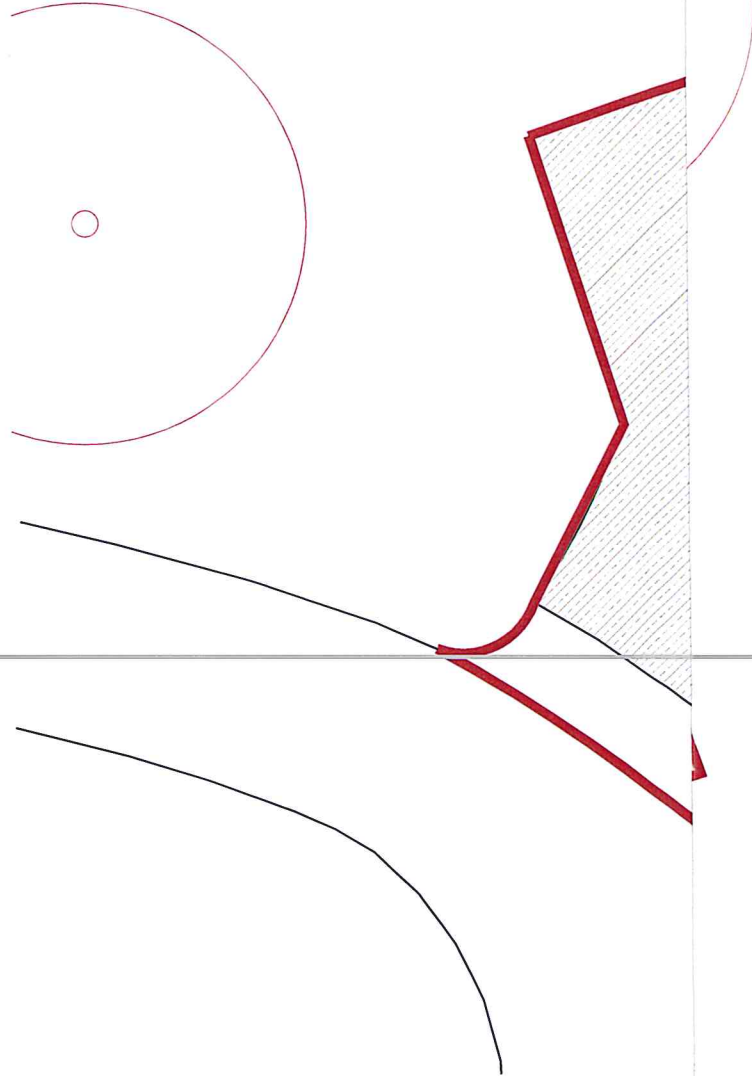
LAND & PROPERTY

49 and 51 Princess Avenue, ARLESTON / 1002








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SJ6610NW

DATE:
6-11-1998



KEY

-  BOUNDARY LINE
-  1800 x 2400mm LOCKABLE TIMBER CLAD SHED WITH BLACK FELT ROOF
-  PROPOSED NEW TREES
-  TREES TO BE REMOVED
-  TREES TO BE RETAINED
-  COMPOSTER (1130 x 1130mm)
-  MARSHALLS/PRIORA 200x100x65mm PAVIERS - BRINDALL OR EQUAL AND APPROVED

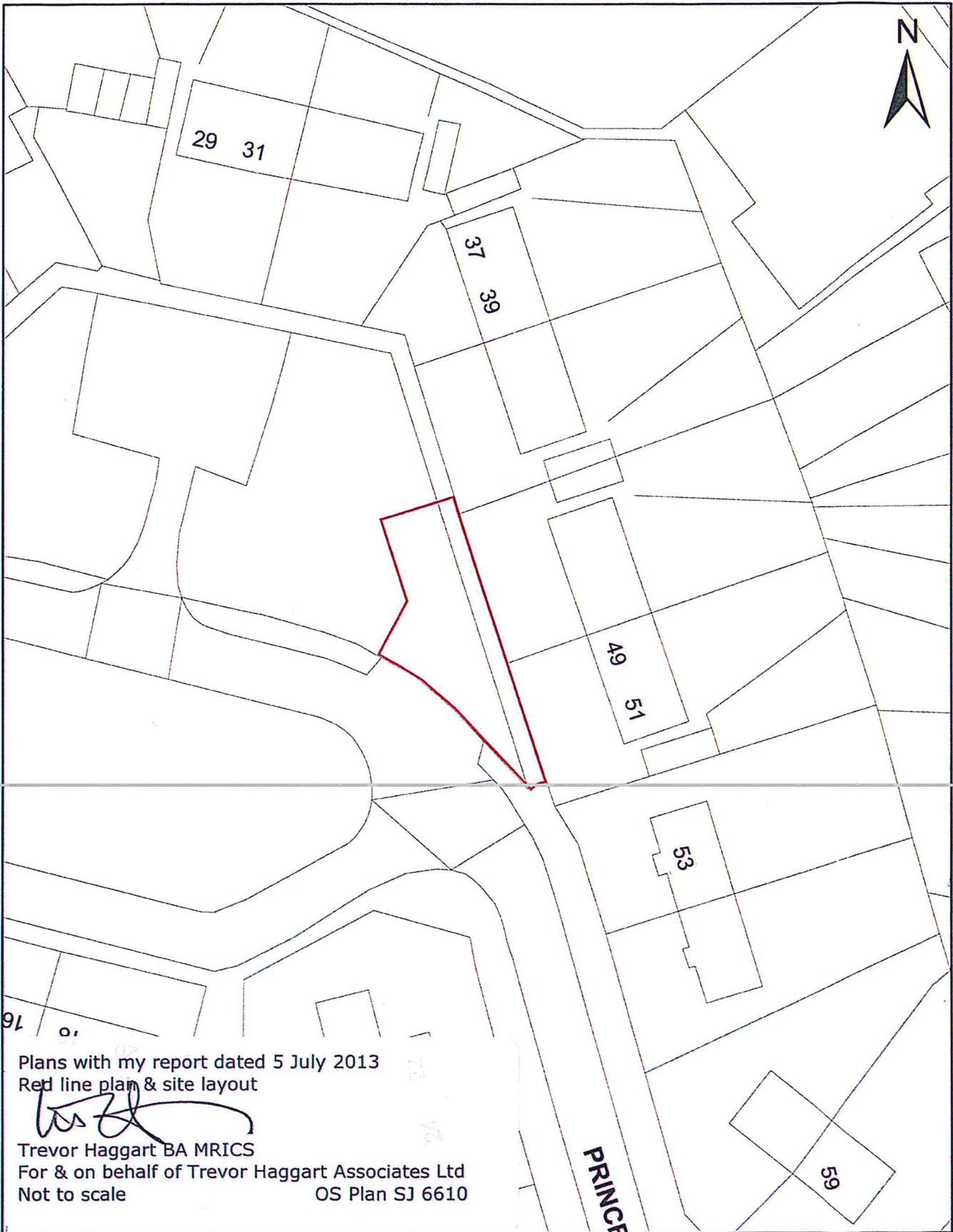
Schedule of Accomodation

Type A - 3B 4P @ 95.8m ²	2
Type B - 2B 3P @ 70.8m ²	2
Type C - 4B 5P @ 113.0m ²	1
Total	5
Parking Spaces	5 (100%)

CESS AVENUE
ORD
LAYOUT PLAN

drawn by	checked	costo checked	plan number	job number	drawn number	revision
.12	RCP	RP	PLANNING	52127	D 03	C

description	date	by	checked
boundary line adjusted and two additional parking spaces added.	27.07.12	RCP	RP
boundary line adjusted and five parking spaces removed	30.07.12	RCP	RP
boundary line adjusted following comments.	30.07.12	RCP	RP



Plans with my report dated 5 July 2013
 Red line plan & site layout

Trevor Haggart

Trevor Haggart BA MRICS
 For & on behalf of Trevor Haggart Associates Ltd
 Not to scale OS Plan SJ 6610

Title
 Land adjacent to
 Princess Avenue
 Arleston
 Telford

Estates & Investments
 Wellington Civic & Leisure Centre
 Larkin Way
 Wellington
 Telford TF1 1LX



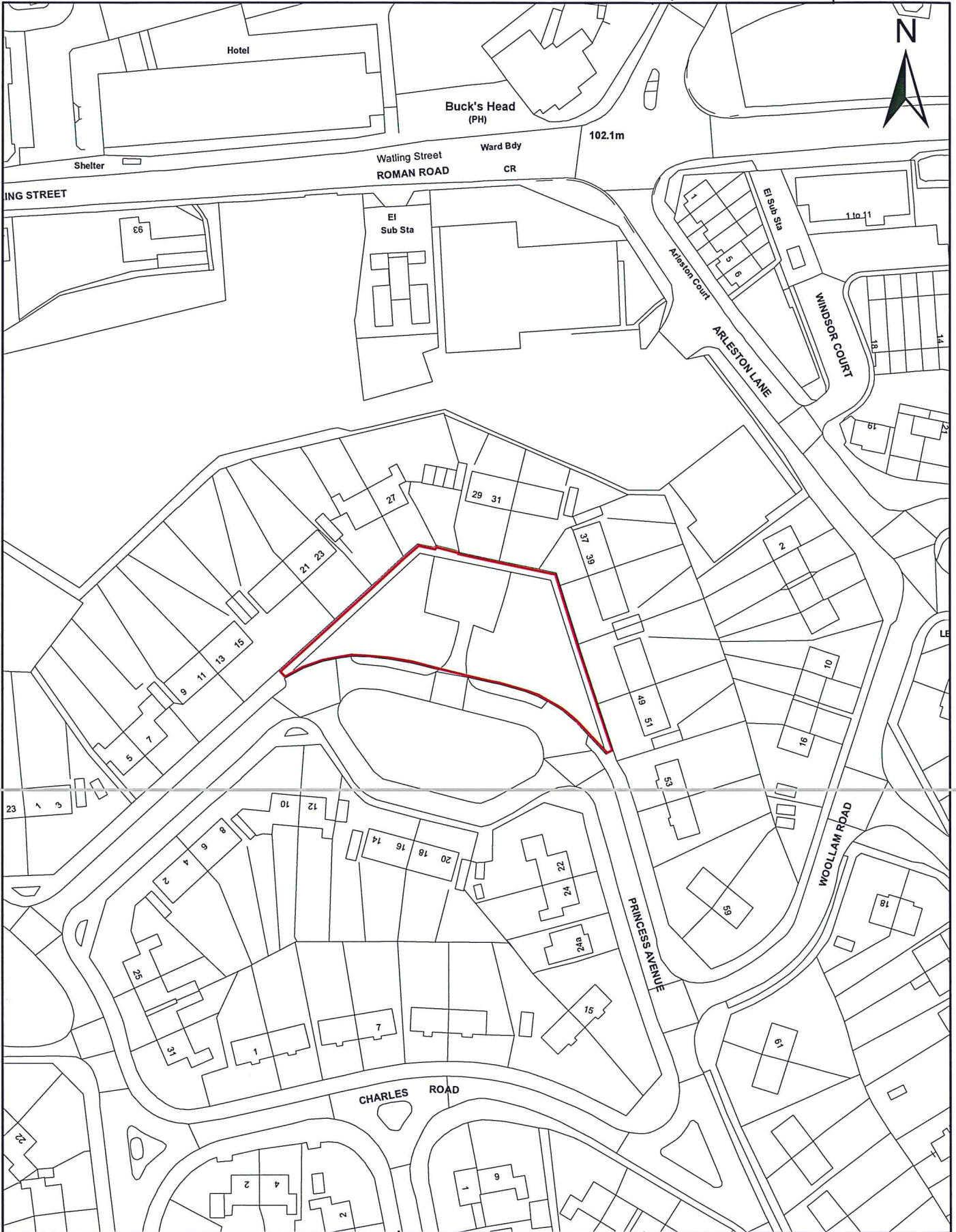
Telford & Wrekin
 COUNCIL

Scale:
 1:500

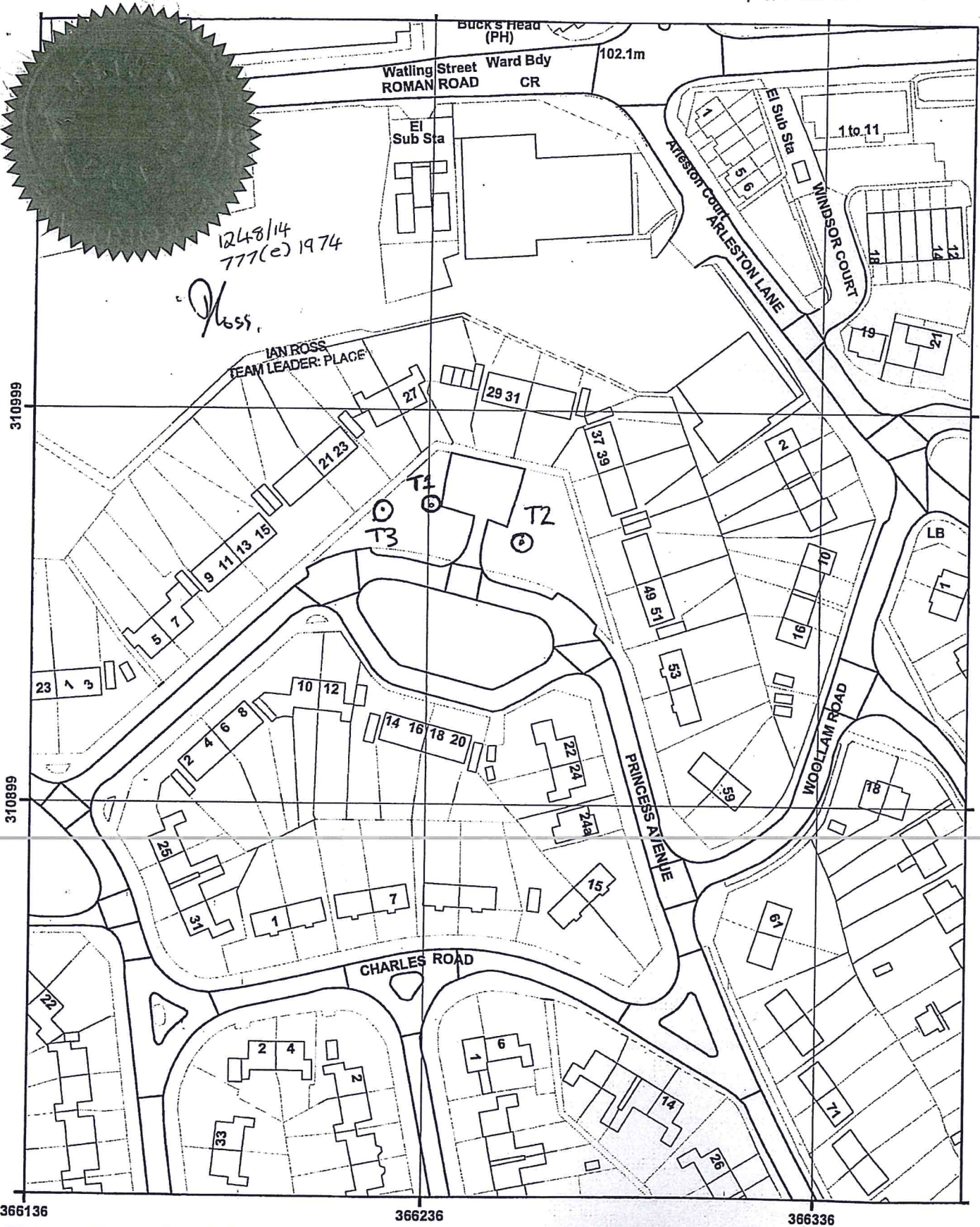
Drawn by:
 Arc/JB

Date:
 20/06/2013


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<p>Title Land at Princess Avenue Arleston Telford</p>	<p>Estates & Investments Wellington Civic & Leisure Centre Larkin Way Wellington Telford TF1 1LX</p>		
<p>Scale: 1:1,250</p>	<p>Drawn by: Arc/JB</p>	<p>Date: 24/07/2013</p>	<p><small>Based on Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil Proceedings. Borough of Telford & Wrekin Licence No. LA 10001 9692 - 2013</small></p>



310999 310899 366136 366236 366336

 <p>Telford & Wrekin COUNCIL</p> <p>Environmental Maintenance Granville House St Georges Road Telford TF2 7RA</p>	<p>Title: Trees at; Princess Avenue Arleston Telford TF1 2LJ</p>	<p>Scale: 1:1,250</p>	<p>Date: 17th July 2014</p>	
		<p>Drawn By: M. Seabrook</p>		
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