

RE: Planning Consultation Request for case ref: 26/0007 (12 Westfield Ro...



Arnall, Guy

To Ostler, Marnie (Planning Officer)

Retention Policy 7 Year Delete (7 years)

Expires 12/01/2033



08:17

Hi Marnie

Re: FELLING OF GINKGO BILOBA TREE PROTECTED BY THE SHRUBBERY CONSERVATION AREA

No. 12 Westfield Road is located within The Shrubbery Conservation Area. According to the relevant CAA:

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*3.4.1 The Shrubbery is an enclosed area with mature planting, limiting central views to a short range or a tantalising glimpse through tree cover. In particular, views along Westfield Road are characteristically green with few built elements visible, often glimpsed through gates or above planted boundaries. The elevated positioning of the houses on the south side of the Conservation Area is a characteristic feature of views along Oakfield Road, including prominent houses on corner plots.*

*3.4.2 Views along the northern edge of the Conservation Area have a very different character with the boundary walls of the properties on the north side of Westfield Road being a prominent feature. In views along and towards the southern edge of the Conservation Area the mature planting dominates and contrasts the higher proportion of surrounding built area. Views out of the Conservation into the surrounding area are also notable, especially towards the Civic Centre and southwards where the topography slopes down towards the river.*

*3.6.2 Villas – large, detached houses – are the principal type of building, with some semi-detached houses on the north side of Westfield Road. Suburban villas are characteristic of the 19th century, when more affluent residents sought larger properties with generous gardens on the outskirts of an urban area. The Shrubbery villas are irregular in their plan form and typically set towards a corner or edge of their respective plots, leaving a generous encircling garden. Their larger massing (typically two storeys in height with generous attic space) often means that the rooflines can be glimpsed above the boundary hedges and in gaps in the planting, especially on Westfield Road. The ancillary buildings in the gardens of the properties on the north side of Westfield Road are also visible in glimpses and illustrate the historic status of the villas.*

Item 5.0 of the CAA states that:

*2. Buildings, features and spaces identified as making a positive contribution to the Conservation Area will be afforded protection against harmful change.*

*Reason: To protect the character of the Conservation Area as a whole and the significance of its individual heritage assets, in line with Government policy.*

*6. The rich green-ness of the Conservation Area should be protected through the considered management of existing trees and careful design of new planting.*

*Reason: To protect a defining characteristic of the Conservation Area and to manage trees in line with other local policy.*

*7. Newport City Council will resist development where the high proportion of green space to building is affected.*

*Reason: To protect a defining characteristic of the Conservation Area.*

It is my view that mature conservation area trees should be retained wherever possible, to maintain the rich green-ness which makes such a positive contribution to the area. However, in this instance I would conclude that, due to the size and location of the tree in question - and due to the large mature trees which dominate the site - loss of the proposed Ginko Balboa would result in minimal impact upon character and appearance.

Many thanks,

Guy Arnall