

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 21 DECEMBER 2001

TREE PRESERVATION ORDER: DUNLOP HOUSE, DUNLOP

Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise the Committee about the provisional Tree Preservation Order for Dunlop House, Dunlop, and to seek the Committee's approval for confirmation of the Tree Preservation Order.

2. BACKGROUND

- 2.1 Following certain earth moving activities in the grounds of Dunlop House by the new owner of the property in March 2001 which resulted in the destruction of a listed bridge over which enforcement action was taken, concern was expressed by Dunlop Community Council and other local residents that trees within the grounds of Dunlop House might also be at risk.
- 2.2 The estate lands surrounding Dunlop House contain the remains of a designed landscape which comprises extensive mixed woodland, groups of exotic species and the remaining trees of the original avenue to Dunlop House. These trees form one of the greatest single concentrations of estate woodlands in this part of Ayrshire and are a significant feature of the local landscape.
- 2.3 Accordingly, a survey of the trees within the grounds of Dunlop House and the adjacent property of Hunthall was carried out by officers of the Community Services Department and the Planning and Building Control Division in May 2001 to identify which trees could be included within the Tree Preservation Order in terms of their amenity value and condition. The schedule and plan relating to the Tree Preservation Order form the Appendix to this report.
- 2.4 The provisional Tree Preservation Order, Dunlop House, Dunlop, was formally served and advertised by the Solicitor to the Council on 10th July 2001. Up to and including 10th August 2001, the expiry date for objections to the Order, no such objections had been received.

3. PLANNING IMPLICATIONS

- 3.1 Dunlop House is a Grade A listed building for which the trees subject to the Tree Preservation Order form an attractive setting.

- 3.2 Under Policy ENV 15(ii) the Council will actively seek to preserve and supplement existing broadleaf and native tree species throughout East Ayrshire by protecting those individual groups and areas of trees which contribute significantly to the landscape quality of both the built and rural environment through serving of Tree Preservation Orders.
- 3.3 The majority of the woodlands under the Tree Preservation Order have been identified by the Scottish Wildlife Trust as constituting a provisional wildlife site of botanical interest and ornithological value. Policy ENV10 (iii) of the East Ayrshire Local Plan (Finalised Version with Modifications) provides for the protection of such sites from development.
- 3.4 Policies ENV 12 and ENV 13 of the East Ayrshire Local Plan (Finalised Version with Modifications) provide for protection of the local landscape characteristics of the rural areas, including existing woodlands, shelter belts, hedgerows and trees.
- 3.5 It is considered that the making of the provisional Tree Preservation Order for Dunlop House is fully in accordance with the above Local Plan policies.
- 3.6 To date, no formal planning application has been received for any development proposals within the grounds of Dunlop House other than for the reinstatement of a bridge over Clerkland Burn.

4. LEGAL OR FINANCIAL IMPLICATIONS

- 4.1 None.

5. RECOMMENDATION

- 5.1 **It is recommended that the Committee agrees that the Solicitor to the Council formally confirms the Tree Preservation Order for Dunlop House, Dunlop and advertises the confirmation.**

Alan Neish
Head of Planning & Building Control

11 December 2001
(JT/PM)

LIST OF BACKGROUND PAPERS

1. Provisional Tree Preservation Order : Dunlop House, Dunlop.

To inspect the above background papers please contact Julian Thorp on 01563 576789.

Implementation Officer: Karl Doroszenko

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**

AGENDA