

# Development Management Sub-Committee

10am, Wednesday, 3 June 2015

## Confirmation of Tree Preservation Order No. 174. (Redhall House, Redhall House Drive, Edinburgh)

<b>Item number</b>	5.7
<b>Report number</b>	
<b>Wards</b>	Fountainbridge/Craiglockhart

### Links

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<b>Coalition pledges</b>	
<b>Council outcomes</b>	CO19,
<b>Single Outcome Agreement</b>	SO2, SO4,

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# Report

## Confirmation of Tree Preservation Order No. 174. (Redhall House, Redhall House Drive, Edinburgh)

### Summary

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- A Tree Preservation Order (TPO167) was previously made by the Head of Planning and Building Standards and was confirmed by the Sub-Committee on 16 January 2013. There was however an error in the schedule of the Order which meant it could not be registered with the Registers of Scotland and had to be remade.
- Tree Preservation Order No. 174 (Redhall House, Redhall House Drive, Edinburgh) was made provisionally under delegated powers on 7 January 2015.
- The trees contribute significantly to character and attractiveness of the locality and are also of cultural and historic value.
- The provisional Tree Preservation Order provides temporary protection to the trees in question but the Order needs to be confirmed by the Sub-Committee to become permanent.

### 1. Background

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- 1.1 A Tree Preservation Order (TPO No. 167) was previously made by the Head of Planning and Building Standards and was confirmed by the Sub-Committee on 16 January 2013. There was however an error in the Order which meant it could not be registered with the Registers of Scotland as required by legislation.
- 1.2 In view of the landscape, historic and cultural importance of the trees a new Order (TPO No. 174) has been made.
- 1.3 The trees in question are growing in open space on the site of Redhall House, Redhall House Drive and the former Graysmill School (now developed for residential use and known as Redhall House Avenue). The trees contribute significantly to the character and attractiveness of the locality and are also of cultural and historic value due to their great age and association with Redhall House.
- 1.4 The land was formerly owned by the Council. The former Graysmill School site was sold to Miller Homes and Redhall House was sold to a private buyer.

## 2. Main report

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- 2.1 The trees comprise an avenue of 25 trees in early maturity planted along the access road to Redhall House and eight mostly large mature open grown former parkland trees some of which are considered to be over 250 years old. The trees are shown on the TPO map at Appendix 1. The trees are a prominent and attractive feature of the locality which is also a well used route for walkers accessing the Water of Leith.
- 2.2 A Tree Preservation Order (TPO No. 167) was made after requests were received in October 2009 from local residents and from a local councillor, Gordon Buchan.
- 2.3 The trees had also previously been identified in the Redhall House Development Brief as being of considerable value which recommended the making of a tree preservation order to protect them.
- 2.4 Although not considered to be under immediate threat, the trees were of considerable amenity value and the Head of Planning and Building Standards made a provisional tree preservation order (TPO No. 167) under delegated powers on 4 March 2010.
- 2.5 The Order was confirmed by the Sub-Committee on 16 January 2013.
- 2.6 There was however an error in the Order with the land title description which meant it would not be registered by the Registers of Scotland. Registration is required under legislation and without this the Order would have been open to legal challenge.
- 2.7 When this error was discovered, and in view of the landscape, historic and cultural value of the trees and their contribution to amenity a new Tree Preservation Order (TPO No. 174) was made under delegated powers by the Head of Planning and Building Standards on 7 January 2015.
- 2.8 On the making of the Tree Preservation Order and in accordance with regulations, copies of the Order were served on all those with an interest in the land, a notice placed in The Scotsman newspaper and a copy of the Order left at the local library. Any person then has 28 days to object to the order or make any other representation. No objections or representations have been received.
- 2.9 This TPO (TPO No. 174) provides six months protection to the trees. Under Regulations, the Order expires after six months unless confirmed by the Planning Authority within this period, i.e. by 07 July 2015. Confirmation of the Order is required to retain the TPO and provide long term protection to the trees.

## 3. Recommendations

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- 3.1 It is recommended that the Development Management Sub-Committee:
  - confirms Tree Preservation Order No 174 (Redhall House, Redhall House Drive, Edinburgh).

## Measures of success

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The protection of prominent trees in the City that contribute to amenity and cultural heritage.

## Financial impact

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This report will have no financial implications.

## Equalities impact

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There are no adverse impacts arising from this report.

## Sustainability impact

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The protection of trees will have a positive impact on sustainability objectives.

## Consultation and engagement

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The Tree Preservation Order was advertised in accordance with the Regulations in “The Scotsman” newspaper allowing 28 days for third parties to make representations. No representations were received.

## Background reading/external references

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None

## David R. Leslie

Acting Head of Planning and Building Standards

## Links

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### Coalition pledges

### Council outcomes

CO19 - Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards

### Single Outcome Agreement

SO2 - Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health  
SO4 - Edinburgh's communities are safer and have improved physical and social fabric

### Appendices

1. Tree Preservation Order map for TPO No 174 (Redhall House, Redhall House Drive, Edinburgh)

