

**LONDON BOROUGH OF BROMLEY**

**COMMITTEE:** Plans Sub Committee No. 4

**DATE:** 15 April 2010

**SUBJECT:** Objections to Tree Preservation Order 2352 at 42 and 44 Westmoreland Road, Bromley

**CHIEF OFFICER:** Chief Planner

**CONTACT OFFICER:** Coral Gibson ext 4516

**WARD:** Shortlands

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**1. COMMENTARY**

1.1 This order was made on 20 January 2010 and relates to one oak tree in the back garden of 44 Westmoreland Road and an oak and a yew in the back garden of no.42.

1.2 Objections have been received from the owner of no. 42 who initially pointed out a typing error in the preservation order document and then objected to the visit to his property of the tree officer and the taking of photographs. The Council's advice had been sought on a pre-application proposal for 42, 44, 46 and 48 Westmoreland Road. A site meeting was held with the proposer of the scheme, their planning consultant, two planning officers and the principal tree officer. The purpose of the site visit was to allow officers to properly assess the proposal. It has been explained that the tree officer was asked by the planning officers to provide advice about the trees at the properties. The presence of trees at a site is one of the factors that the planners take into consideration when assessing a development proposal. Photographs of the trees were taken. The objector has stated that he did not give his permission for photographs to be taken (although it should be noted that he was not present at the site meeting) and asked for the photos to be sent to him. This has been done. He has not made any specific comments about the trees but has suggested that the preservation of trees could be a condition attached to any planning permission. However no planning application has been submitted.

1.3 The two trees in the garden of no.42 are attractive healthy specimens – the oak is about 17 metres in height and the yew about 14 metres. They are both visible from surrounding roads and are trees worthy of retention in any future development proposals for the properties.

1.4 Comments were also received from the owner of no.44 about the yew tree in no 42. The concerns related to the impact of the tree on her washing line and some minor pruning to alleviate the problem has been agreed.

## **2. POLICY IMPLICATIONS**

2.1 This report is in accordance with Policy NE6 of the Council's adopted Unitary Development Plan.

## **3. LEGAL CONSIDERATIONS**

3.1 If not confirmed the order will expire on 20 July 2010.

## **4. RECOMMENDATIONS**

4.1 The Chief Planner advises that the trees make an important contribution to the visual amenity of the surrounding area and notwithstanding the objections raised, the order should be confirmed.