

LONDON BOROUGH OF BROMLEY

COMMITTEE: Plans Sub Committee No 2

DATE: 9th September 2010

SUBJECT: Request for a Tree Preservation Order at 91 Copers Cope Road and land at rear of 91-117 Copers Cope Road, Beckenham

CHIEF OFFICER: Chief Planner

CONTACT OFFICER: Coral Gibson x 4516

WARD: Copers Cope

1. SUMMARY

1.1 A request has been received for trees beside Grangewood Lane to be protected following the submission of a revised application for the development of land at the rear of 91-117 Copers Cope Road, showing access via Grangewood Lane. A beech tree at the front of 91 and a group of trees at the development site fronting onto Grangewood Lane have been considered but because of their poor condition and limited amenity value the making of a TPO is not considered to be appropriate.

2. RECOMMENDATION/ACTION REQUIRED

2.1 The making of a Tree Preservation Order not be authorised.

3. COMMENTARY

3.1 A request has been received for trees beside Grangewood Lane to be protected. Planning permission has been given for a residential development on land at the rear of 91-117 Copers Cope Road with the demolition of 103 and 105 Copers Cope Road to allow access. A further application has recently been submitted seeking permission for a revised scheme showing access from Grangewood Lane. Residents are concerned about the impact of this scheme on trees beside Grangewood Lane and have requested that trees be protected.

3.2 Unfortunately a few days after the request had been submitted a lime tree at the front of 89 Copers Cope Road was felled. This tree was indicated on the plans to be retained and it was a significant feature in the street scene. The owner has stated that the tree was felled because of concerns about damage to a historic boundary wall. Two oak trees also in the front garden of 89 have been protected.

3.3 The other trees that residents have requested by protected are as follows – a beech tree at the front of 91 and a group of goat willows, birch, cypress, yew and a young oak tree on and beside the proposed development site. All trees are immediately beside Grangewood Lane.

3.4 To merit a Tree Preservation Order trees should be of public amenity value, that is they should be visible from a public vantage point and they should make a significant impact on their local surroundings. The beech tree at the front of 91 Copers Cope Road has been very heavily reduced and whilst it is clearly visible from the road it now no longer makes a significant contribution to the visual amenities of Copers Cope Road. Additionally beech trees do not respond well to such heavy reduction and the tree has a limited future. For these reasons it would not be appropriate to protect this tree.

3.5 In respect of the trees on the land at the rear of no.91 and which front onto Grangewood Lane, the trees do form a block of green but individually are poor specimens. The young oak has been suppressed by the goat willows and is a drawn specimen. The trees are beside a cul de sac serving only 3 properties and are of limited public amenity value and do not make a significant impact on their surroundings. Again the making of a tree preservation order would not be appropriate.

3.6 The permitted development would not have affected the trees at 89 and 91 and although those beside Grangewood Lane at the development site were shown to be retained this may not have been a practical proposition because of the limited depth of the gardens. However they are clearly shown to be removed on the current application showing access from Grangewood Lane. The beech tree at 91 Copers Cope Road would be lost because it is proposed to widen Grangewood Lane. This proposed development will be reported to members in due course.

4. POLICY IMPLICATIONS

5.1 Policy NE 7 of the UDP is relevant.