

Decision Maker: PLANS SUB-COMMITTEE NO.4

Date: Thursday 2nd July 2015

Decision Type: Non-Urgent Non-Executive Non-Key

Title: TREE WORKS APPLICATION 15/00892/TPO: CONSENT TO UNDERTAKE TREE WORKS WITHIN WOODLAND AREAS ADJACENT TO SUNDRIDGE PARK MANOR, WILLOUGHBY LANE, BROMLEY, BR1 3FZ

Contact Officer: Mark Cannon, Senior Tree Officer
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Chief Officer: Chief Planner

Ward: Plaistow and Sundridge

1. Reason for report

This report considers a Treeworks Application for consent to carry out works to trees situated within the area of woodland located immediately north of Sundridge Park Mansion and the subject of Tree Preservation Order No.2432. The Committee must decide whether to endorse the recommendation of the Chief Planner and grant consent to undertake the proposed works.

2. **RECOMMENDATION(S)**

That consent to carry out works to trees situated within the area of woodland located immediately north of Sundridge Park Mansion be granted subject to the following conditions:

- i) The works shall not exceed the amounts as described in the approved schedule
Reason: In order to maintain the character and amenity value of the woodland area.
- ii) Prior to the commencement of works, finalised details of specific trees and understorey removal shall be formally submitted in writing and approved by the Council. Reason: In order to maintain the character and amenity value of the woodland area.

Corporate Policy

1. Policy Status: Existing Policy:
 2. BBB Priority: Quality Environment:
-

Financial

1. Cost of proposal: No Cost:
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: Planning and Renewal
 4. Total current budget for this head: £2.194m
 5. Source of funding: Existing Controllable Revenue Budget 2015/16
-

Staff

1. Number of staff (current and additional): 60 ftes
 2. If from existing staff resources, number of staff hours: N/A
-

Legal

1. Legal Requirement: Statutory Requirement:
 2. Call-in: Not Applicable:
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Those affected by the order
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? No
2. Summary of Ward Councillors comments: None

3. COMMENTARY

3.1 The principal considerations in relation to whether to grant or refuse consent are as follows:

(a) In relation to the woodland located immediately adjacent to Sundridge Park Manor:-

- (i) Are the proposed works as described within the application necessary, and do they accord with good Arboricultural and Forestry Practice.

3.2 Background

3.3 The site at Sundridge Park Manor comprises a Grade 1 listed Manor House within historic landscape gardens and woodland, protected by LBB Tree Preservation Order No. 2432 and Grade 2 listed Park and Gardens Status.

3.4 Tree Preservation Order No. 2432 was served upon the owners of the property and came into provisional effect on 13th September 2011 and subsequently confirmed as a permanent order on 12th March 2012.

3.5 The current owners of the site seek to plan the future management of the woodland in conjunction with possible future alterations to the grounds and Mansion building. Access to the areas of woodland immediately to the north of the Mansion are required by the applicant in order to undertake detailed survey of the land and its existing vegetation.

3.6 On 3rd March 2015 the Council received a Tree Works Application ref.15/00892/TPO, the subject of this report, for consent to undertake the selective removal of understorey trees comprising mainly holm oak, Rhododendron, Elder, Sycamore and Birch, up to stem diameter of no greater than 150mm and a maximum height of 5m, which the following reasons were given.

- i) The first step to long term woodland management plan. To remove the poorest specimens to allow assessment of the larger trees to be completed. To identify smaller trees which have the potential to comply with the ultimate aims of the management plan and remove competing vegetation in order to allow them to thrive.
- ii) To protect the heritage value of the Pulhamite Grotto in combination with the introduction of earliest stages of the woodland plan.

3.7 The application has now been called in before the Planning Sub Committee to decide whether to endorse the recommendation of the Chief Planner to grant consent for tree works.

3.8 Two planning applications and an associated application for Listed Building Consent have also been received by the Council for the following development. At the time of writing this report the applications were being screened for validation.

- i) 15/02133 – Conversion of The Cottage from hotel use to 4 residential units.
- ii) 15/02398 – Change of Use of The Mansion to 22 residential dwellings and associated internal/external alterations and partial demolition of existing rear extensions, erection of a rear extension, car parking hard and soft landscaping, woodland management and associated infrastructure.

- iii) 15/02133/LBC – Change of Use of The Mansion to 22 residential dwellings and associated intern/external alterations and partial demolition of existing rear extensions, erection of a rear extension, car parking hard and soft landscaping, woodland management and associated infrastructure.

3.9 Issues

3.10 Objections to the works have been received from several residents of which can be summarised as follows:-

- i) The application is too vague and does not contain enough detail and that the aim of the application is to focus upon the north bank and clear the area for the construction of a 55 space car park of which is currently under discussion.
- ii) The natural habitat could be seriously effected and the works will be detrimental to wild life and the quality of life for surrounding properties, opening up views into adjoining properties, of which are prevented by deed from erecting barriers or fences. The removal of established vegetation and scrub will have a detrimental effect upon security and privacy.

3.11 The trees the subject of this application comprise mainly young understory trees and shrubs located within wooded areas immediately to the north of Sundridge Park Mansion.

3.12 The tree works application describes 2 distinct areas indicated in red and blue within the submitted plans. Trees located within the red zone relate mainly to tree removal within 3m of the Pulhamite Grotto. The blue zone comprises an area measuring approximately 35m wide at its furthest point and approximately 14m in depth when measured from the rear of the mansion house.

3.13 On the 19th February 2015 a pre-application site meeting was attended by officers and the applicant to discuss maintenance of the trees and vegetation on this site. As a result of that meeting a treeworks application the subject of this report was submitted.

3.14 The mature component of the woodland comprises mainly mixed broadleaved planting of sweet chestnut, oak and yew, some which are believed to form part of the original planting scheme of Sir Humphrey Repton. Officers observed an overall decline of individual tree condition and diversity within the areas identified within the application. It was noted that the some areas had been the subject of storm damage and evidence of unsuccessful attempts to replant affected areas.

3.15 Officers are of the opinion that a broader longer term management strategy is required in order to improve the quality and value of the woodland. The works proposed within the application areas are considered to be minor preliminary works in order to facilitate improved access, to allow on the ground assessment as well as manage areas in and adjacent to the protected Pulhamite features. Tree and shrub understorey shall only be removed if absolutely necessary to allow access by surveyors, and will be subject to a pre commencement site meeting between Officers and the Applicant.

3.16 The application has been assessed by officers and considered to be acceptable and to accord with good practice. Officers however share the concerns of residents relating to the opening up of areas as it relates to security and privacy of adjoining properties. Following on site discussions with the applicant an area of exclusion within the blue zone is now proposed in order to maintain current levels of cover vegetation. A revised plan ref. '4583-D Rev A' has been submitted by the Applicant showing a buffer area to be maintained between Stable Villas and the remaining area of the blue zone, which will remain as existing, and where no tree or shrub removal shall take place.

3.17 Conclusion and Recommendation

3.18 After careful consideration it is recommended that consent to undertake tree works as specified within the application and amended site plan is approved.

4. POLICY IMPLICATIONS

This report is in accordance with Policy NE7 of the Councils Unitary Development Plan.

5. FINANCIAL IMPLICATIONS

None

6. LEGAL IMPLICATIONS

None

7. PERSONNEL IMPLICATIONS

None

Non-Applicable Sections:	
Background Documents: (Access via Contact Officer)	Copy of Tree Preservation Order No. 2597A

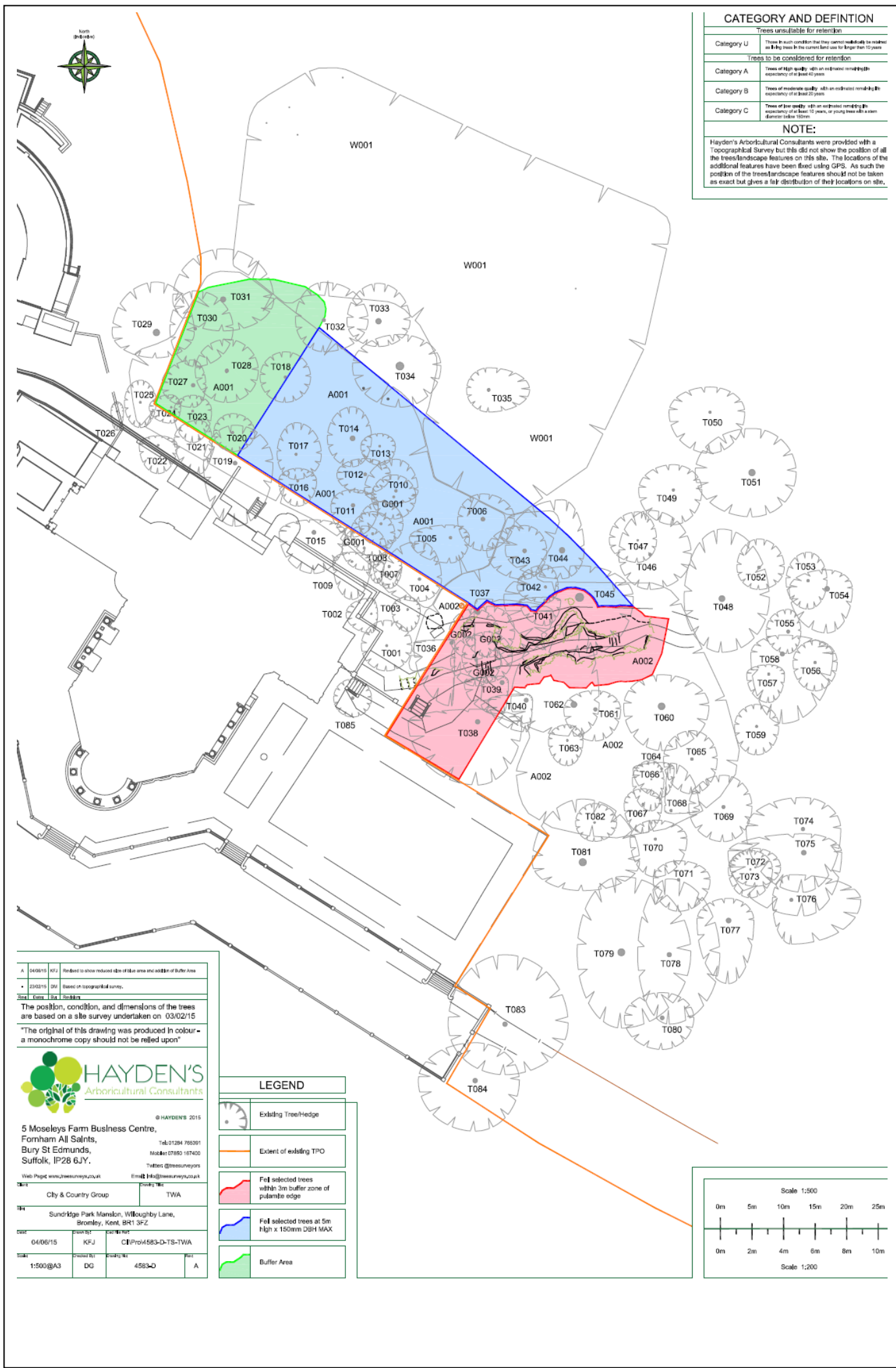


CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Trees in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 25 years
Category C	Trees of low quality with an estimated remaining life expectancy of less than 10 years, or young trees with a maximum diameter below 100mm

NOTE:

Hayden's Arbericultural Consultants were provided with a Topographical Survey but this did not show the position of all the trees/landscape features on this site. The locations of the additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.



A 04/06/15 KFJ Revised to show reduced size of 10m area and addition of Buffer Area
 23/02/15 SM Based on topographical survey.
 Scale 1:500
 The position, condition, and dimensions of the trees are based on a site survey undertaken on 03/02/15
 "The original of this drawing was produced in colour - a monochrome copy should not be relied upon"

HAYDEN'S
Arbericultural Consultants

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Bromley, Kent, BR1 3FZ

Date: 04/06/15 Project: CIP/Pro/4583-D-TS-TWA
 Scale: 1:500@A3 Project No: 4583-D Rev: A

LEGEND

	Existing Tree/Hedge
	Extent of existing TPO
	Fell selected trees within 3m buffer zone of putative edge
	Fell selected trees at 5m high x 150mm DGH MAX
	Buffer Area

