

Decision Maker: PLANS SUB-COMMITTEE NO. 3

Date: Thursday 14 February 2019

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

Title: CONFIRMATION OF TREE PRESERVATION ORDER (TPO)
2647 - WESTFIELD, FARNBOROUGH HILL, ORPINGTON, BR6
7EQ

Contact Officer: Chris Ryder, Principal Tree Officer
E-mail: christopher.ryder@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Farnborough and Crofton;

1. Reason for report

To consider an objection received against the making of the above referenced Tree Preservation Order (TPO).

2. **RECOMMENDATION(S)**

The subject cedar tree (T1) makes an important contribution to the visual amenity of the surrounding local area and is awarded high amenity value. The TPO should therefore be confirmed to secure tree protection.

Impact on Vulnerable Adults and Children

1. Summary of Impact:
-

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:
 4. Total current budget for this head: £
 5. Source of funding:
-

Personnel

1. Number of staff (current and additional): 3
 2. If from existing staff resources, number of staff hours:
-

Legal

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

Procurement

1. Summary of Procurement Implications:
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Those living at the site location.
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? No
2. Summary of Ward Councillors comments:

3. COMMENTARY

- 3.1** TPO 2647 was made on 24th August 2018 and relates to a mature cedar tree located to the rear of Westfield, Farnborough Hill.
- 3.2** An objection has been received from one of the residents at the property which comprises two blocks of flats. Together the buildings contain 13 flats. The objection letter is counter signed by 5 other residents. A photograph is appended to the objection.
- 3.3** The objection is summarised as follows:
- Residents recently approached Hyde Housing to request the tree be cut down due to the damp, dark conditions and dropping of needles from the tree.
 - The tree is considered to be very large and far too close to the building that houses flats 3-5.
 - Reference is made to very weak looking branches and the risk of them breaking in the wind. A fallen branch has been noted by residents over the past year.
 - A general maintenance complaint is made by residents regarding the clearing of fallen needles and the impact on surrounding plants.
 - The objector finds it hard to understand how the TPO will preserve the amenities of the area.
 - A request is made not to confirm the TPO and allow the felling of the tree for the reasons mentioned above.
- 3.4** The TPO was made following a foreseeable threat to the tree being established via a phone call from a member of the public. The content of the objection confirms a request to fell the tree has been made to the housing association.
- 3.5** The issues raised by the objectors are foreseeable and predate the construction of the building. Any necessary pruning to address dead branches or those that have become hazardous would be manageable under exemption. No evidence has been provided to prove the tree is any less structurally safe than visually observed. This could be addressed by way of application. Maintenance of the grounds is a task that any land owner would have to manage.
- 3.6** Further to a visual assessment adopting the TEMPO (Tree Evaluation Method for Preservation Orders) scoring system, a new TPO was considered justified as the tree merited preservation. In summary, the tree was found to be of normal vitality, with a suitable retention span and a level of public visibility. The tree is a mature feature of the local landscape. The tree's maturity and visibility in the public domain are primary factors in amenity value.
- 3.7** The Order does not prevent future works from being carried out, but it requires that the Council's consent be gained prior to removing trees and prior to carrying out most forms of tree pruning. In assessing applications to remove trees or carry out pruning, the Council takes into account the reasons for the application, set alongside the effect of the proposed work on the health and amenity value of the trees.
- 3.8** The TPO is valid for 6 months from the date the order was made. If the TPO is not confirmed within this period, the TPO will cease to exist. Considering the foreseeable risk of tree felling, members are respectfully requested to confirm the order.

4. PHOTO

