

<b>Committee Date</b>	15/10/2020	
<b>Address</b>	LAND AT THE BEECHINS AND 2 WELLS ROAD BROMLEY BR1 2AJ	
<b>TPO No.</b>	2693	<b>Officer</b> Paul Smith
<b>Ward</b>	Bickley	
<b>Proposal</b>	Confirmation of Tree Preservation Order (TPO) 2693	
<b>Reason for referral to committee</b>	Objections received	<b>Councillor call in</b>  No
<b>RECOMMENDATION</b>	Confirmation without modification	

#### KEY DESIGNATIONS

Tree Preservation Order (TPO) 2693  
Conservation Area 8, Bickley Park

<b>Representation summary</b>	Objection from property owner.	
Total number of responses	1	
Number in support	0	
Number of objections	1	





**Figure 2 - View from Wells Road of an Oak within the subject Area**



**Figure 3 – View of roadside trees within subject area from Denbridge Road**

### **3 RELEVANT PLANNING HISTORY**

03/00954/TREE No objection

Crown reduce by 30% 1 acacia tree in front garden and fell 1 cedar tree at side of house TREES IN CONSERVATION AREA

## 20/01267/TREE TPO Authorised

T1 Oak in rear garden - Remove epicormic growth and reduce back to good growth points (approx. 2m height and 2m lateral spread).

T2 Large Cedar in rear garden - Crown clean and reduce laterally away from neighbours property 2m tip reduction.

T3 3x self seeded Sycamore below Cedar - Fell ground level.

T4 Twin-stemmed Ash rear corner of house on boundary next to Holly - Fell to ground level.

T5 Holly next to Ash - Reduce height by 3m and clear building roof by 2m.

T6 2x very large Horse Chestnut stems to side of property - Fell.

T7 2x Yew on bank east side of garden - Fell.

T8 Clearance of bank along boundary - 9 Sycamore and roadside 4 Sycamore, various shrubs (Privet, Laurel Etc).

T9 Front 4x Cypress on right hand side drive as looking at property - Fell to ground level.

T10 Oak in middle island front driveway - Remove epicormic growth and reduce back to good growth points (approx. 2m height and 2m lateral spread).

T11 Cedar left hand side lateral reduction (3m to growth points) house side to balance, remove low hazard limb.

## 4 CONSULTATION SUMMARY

4.1 The land owner/occupier was served the TPO by recorded delivery. Immediate neighbours were notified in writing of the TPO service and public site notices were erected in Wells Road and Denbridge Road.

4.2 One objection was received is summarised as follows:

- a) The majority of the trees within the site are unremarkable specimens and have been categorised as having low landscape value because of their lack of visibility from the public realm i.e. Wells Road and Denbridge Road.
- b) T1 has been heavily reduced in the past resulting in a dense canopy which will require regular maintenance to prevent the regrowth from becoming too dense and be susceptible to wind breakage.
- c) T2 is visible from outside the site by virtue of its height and is located far enough away from the building not be an issue.
- d) The central part of the garden is dominated by T3 and T7 which prevents this part of the garden from being landscaped because of the shade cast by these trees.

- e) T8 comprises self - sown sycamore that may provide screening but will need to be managed to prevent the trees from dominating the garden to be constant source of annoyance to the owners.
- f) Similarly, T4 and T5 may provide screening but as they mature the crown will extend over the decking area that will be an on-going concern for the occupants.
- g) The horse chestnuts identified as (T6) have been heavily reduced in the past and this has resulted in the majority of the branch framework being removed. Furthermore, the size and number of the pruning wounds will create a suitable environment for wood decay organisms to colonise and therefore they will have a reduced, safe life expectancy.
- h) T9 comprises group young conifers that provide low level screening and although they may be visible from Wells Road, they are not key features within the street scene.
- i) T10 is located in a small circular grassed area and can be seen from both directions along Wells Road, however it has been heavily reduced in the past, and like T1 has a dense upper canopy and will require regular maintenance to prevent the regrowth from wind breakage.
- j) The lack of any major works to T11 has resulted in it forming a natural branch framework and is the most prominent specimen within the site and the northern part of Wells Road.
- k) G12 and T13 were not of the original application but were surveyed for the purpose of this report, neither are significant features and their contribution to the street scene is insignificant.
- l) The majority of trees do not contribute to the general sense of verdant richness that characterises much of the immediate area.
- m) If confirmed in its current form it will result in wasting valuable officer time in validating applications, undertaking site visits and issuing decision notices on trees that were of little amenity value and that were not originally worthy of protection.

## **5 POLICIES AND GUIDANCE**

### **5.1 National Policy Framework 2019**

15. Conserving and enhancing the natural environment

### **5.2 The London Plan**

7.21 Trees and Woodlands

### **5.3 Draft London Plan**

G1 Green Infrastructure and Natural Environment  
G7 Trees and Woodlands

### **5.4 Bromley Local Plan 2019**

42 Conservation Areas  
73 Development and Trees  
74 Conservation and Management of Trees and Woodlands

### **5.5 The London Borough of Bromley Tree Management Strategy 2016-2020**

Section 18

### **5.6 National Planning Guidance - Tree Preservation Orders and trees in conservation areas (Ministry of Housing, Communities and Local Government)**

Paragraph 020 - 057

## **6 COMMENTARY**

- 6.1 The TPO was made on 1<sup>st</sup> June 2020 in accordance with The Town and Country Planning Act 1990 sections 198 – 202G.
- 6.2 Further to a visual assessment adopting the TEMPO (Tree Evaluation Method for Preservation Orders) scoring system, a new TPO was considered justified as the trees merited preservation. In summary, the trees have a suitable retention span, a level of public visibility and are cohesive with other trees in the properties in the roads.
- 6.3 The Order does not prevent future works from being carried out, but it requires that the Council's consent be gained prior to removing the tree 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.
- 6.4 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 perceived risk to the trees as a result of the s211 notification 20/01267/TREE, their continued preservation is required.

## **7 RESPONSE TO OBJECTION**

- a) Trees do not have to be individually remarkable, nor are they in fact publicly visible, to warrant protection. The example of a woodland is one where the vast majority of trees may be individually unremarkable and only the boundary trees visible from public roads but yet the whole woodland has the capacity to contribute to the amenity of the area. In this case, the land is of course not a woodland but rather contains some high value individual trees and others that contribute to the general verdant nature of the area. Therefore the TPO is valid in its current form.
- b) An application can be made once for repeat works over a number of years. Therefore this is not incompatible with the TPO.
- c) This confirms T2 is TPO worthy as an individual.
- d) Applications can be made to remove and replace unsuitable individuals. Without the TPO protection, replacement could not be secured.
- e) See b).
- f) See b).
- g) See d).
- h) See a).
- i) See b).
- j) This confirms T11 is TPO worthy as an individual.
- k) See a).
- l) See a).
- m) The property is within the Conservation Area so we would receive s211 notifications for tree works anyway. TPO may save officer time since we will not have to carry out TEMPO assessments of TPO worthiness each time we receive a notification. Also see b).

## **8 CONCLUSION**

- 8.1 The TPO will cease to be valid upon expiry of 6 months from the date of service.
- 8.2 A level of management may be considered reasonable, should a justified application be submitted. Damaging works will be opposed.
- 8.3 Members are advised to confirm the TPO as recommended.

**RECOMMENDATION:** Confirm TPO without modification.