

Committee Date	PSC2 14/10/21	
Address	101 Gravel Road Bromley BR2 8PW	
TPO No.	2718	Officer Paul Smith
Ward	Bromley Common and Keston	
Proposal	Confirmation of Tree Preservation Order (TPO) 2718	
Reason for referral to committee	Objections received	Councillor call in No
RECOMMENDATION	Confirmation without modification	

KEY DESIGNATIONS
Tree Preservation Order (TPO) 2718

Representation summary	Objections from neighbours.	
Total number of responses	3	
Number in support	0	
Number of objections	2	

1 SUMMARY OF REPORT

- To consider 2 objections received against the making of Tree Preservation Order (TPO) 2718.
- The tree makes an important contribution to the amenity of the surrounding local area.
- Members must determine whether to confirm the TPO or allow it to lapse.

2 LOCATION

2.1 The tree is located in the rear garden of a residential property on Gravel Road.

2.2 Tree Preservation Order (TPO) 2718 was made on 17th May 2021 to secure protection of one Oak tree.



Figure 1 – 101 Gravel Road



Figure 2 - View from Beverly Road.

3 RELEVANT PLANNING HISTORY

n/a

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.

4.2 Two objections were received and are summarised as follows:

- a) The tree casts shade over the neighbour's garden which would only increase without the ability to prune the tree.
- b) Concern that the TPO may affect the ability to carry out maintenance necessary for risk management, given that the tree partially overhangs the neighbour.

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 17th May 2021 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 tree merited preservation. In summary, the tree has a suitable retention span and is notable in the street scene.

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.

7 RESPONSE TO OBJECTION

a) And b) The TPO does not prevent all and any pruning. The tree owner or a neighbour can apply for permission to carry out works to alleviate such concerns.

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.