

Committee Date	PSC1 – 3/2/22	
Address	28 Holbrook Lane Chislehurst BR7 6PF	
TPO No.	2745	Officer Paul Smith
Ward	Chislehurst	
Proposal	Confirmation of Tree Preservation Order (TPO) 2745	
Reason for referral to committee	Objection received	Councillor call in No
RECOMMENDATION	Confirmation without modification	

KEY DESIGNATIONS
Tree Preservation Order (TPO) 2745

Representation summary	Objection from owner/occupier.	
Total number of responses	1	
Number in support	0	
Number of objections	1	

1 SUMMARY OF REPORT

- To consider 1 objection received against the making of the Tree Preservation Order (TPO.)
- 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 site is located on Holbrook Lane, Chislehurst.

2.2 Tree Preservation Order (TPO) 2745 was made on 18th October 2021 to secure protection of one Oak tree at 28 Holbrook Lane.

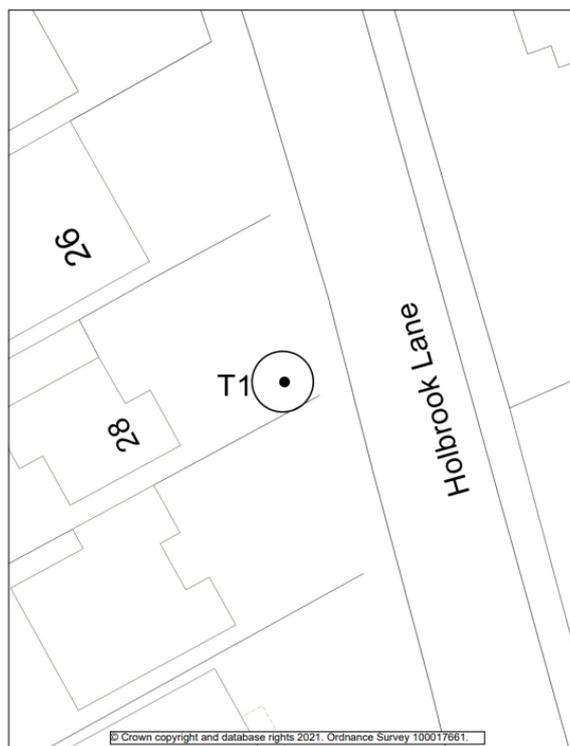


Figure 1 – 28 Holbrook Lane



Figure 2 - View of T1.

3 RELEVANT PLANNING HISTORY

21/04283/TREE 28 Holbrook Lane
Withdrawn

Large Oak tree in front garden - Remove.

21/04345/TREE 28 Holbrook Lane T1 Oak at front of property - Fell including grinding of stump. T2 Row of x6 Leylandii - Remove to ground level.

TPO Authorised

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 One objection was received from the land owner/occupier and is summarised below.
- a) The intent to fell the tree was the result of an inspection by a tree surgeon who highlighted that there is significant amount of decay in the main stem.

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 18th October 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(s) merited preservation. In summary, the tree benefits from a suitable retention span and prominence 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. Considering the perceived risk to the trees as a result of the planning application including their removal, continued preservation is required.

7 RESPONSE TO OBJECTION

- a) No evidence has been submitted to support the assertion of the presence of decay, i.e. a risk assessment, to say nothing of any evaluation that would indicate that felling is the only option remaining to reduce any current risk to an acceptable level. If a structural defect exists, pruning may be a sufficient response. In summary, no evidence has been submitted to suggest the tree is not TPO worthy.

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.