

Committee Date	22.06.23		
Address	7 Grosvenor Road, West Wickham, BR4 9PU		
Application Number	23/00990	Officer Chris Ryder	
Ward	West Wickham		
Proposal	T1 Beech - Fell. T2 Beech - Fell.		
Applicant Mr & Mrs Lear 9 Grosvenor Road West Wickham BR4 9PU		Agent RGTree Limited 13 Beech Road Biggin Hill TN16 3JQ	
Reason for referral to committee		Councillor call in Cllr Bennett	
RECOMMENDATION		Refusal	

KEY DESIGNATIONS

Tree Preservation Order (TPO) 793

Representation summary	
Total number of responses	0
Number in support	0
Number of objections	0

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- Members must decide whether to consent, consent in part or refuse the proposed tree removal, based on the evidence submitted and the officer's assessment.

PROPOSAL

1. This application has been made in respect of two beech trees at the front of the property.



Figure 1 – Beech trees (T1/T2)

LOCATION

2. The application site is comprised of a semi-detached dwelling located on the east side of Grosvenor Road.

3 RELEVANT PLANNING HISTORY

- T1 Beech - Crown reduce height by 2.5m and lateral spread by 2m. Crown lift to 3.5m from ground level. T2 Beech - Crown reduce height by 2.5m and lateral spread by 2m. Crown lift to 3.5m from ground level. SUBJECT TO TPO 793

Ref. No: 18/02440/TPO | Status: Consent

- T1 Beech - Fell. SUBJECT TO TPO 793

Ref. No: 18/02440/TPSPLD | Status: Application Refused

- T1 Beech - Crown reduce by 2 - 2.5m. Crown lift to 3.5m from ground level to allow clearance of passing vehicles. T2 Beech - Crown reduce by 2 - 2.5m on the top periphery, the north, south and west sides of canopy. Crown lift to 3.5m from ground level to allow clearance of passing vehicles. SUBJECT TO TPO 793 (6.8.1992)

Ref. No: 20/01678/TPO | Status: Consent

- T1 Beech - Fell. SUBJECT TO TPO 793 (6.8.1992)

Ref. No: 20/01678/TPSPLD | Status: Application Refused

- T1 Beech close/touching the properties of Nos. 7 & 9 - Reduce low and overhanging branches by 2.5m. Crown lift up to 3.5m. Remove deadwood. T2 Beech with low branches and deadwood present - Crown lift up to 3.5m. Remove deadwood. Holly hedge along No. 9 - Cut back to fence line. SUBJECT TO TPO 793 (6.8.1992)

Ref. No: 20/04662/TPO | Status: Application Withdrawn

4 CONSULTATION SUMMARY

- 4.1 Immediate neighbour consultation notifications were sent out and no representations have been received.

5 POLICIES AND GUIDANCE

5.1 National Policy Framework 2019

15. Conserving and enhancing the natural environment

5.2 The London Plan

G1 Green Infrastructure and Natural Environment
G7 Trees and Woodlands

5.3 Bromley Local Plan 2019

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

5.4 The London Borough of Bromley Tree Management Strategy 2016-2020

Section 18

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

Paragraph 020 – 057

6 CONSIDERATIONS

- 6.1 This application seeks to fell the protected beech trees due to the impact upon local surfaces and the overall dominance of the trees in respect of the property. A tree survey report has been supplied in support of the application.
- 6.2 A site inspection carried out on 20th December 2022 revealed the trees remain free of defects and display normal vitality.
- 6.3 The key justification relied upon for the application is set out within the appended tree survey report. See section 9 of the report for the applicant's reasoning in support.
- 6.4 The planning history highlights 2 previous applications to fell the trees that resulted in refusal and part consent to enable reduction works. The part consented permissions do not appear to have been implemented.
- 6.5 The trees make an important visual contribution to the local street scene and cannot be readily replaced. High amenity value is demonstrated by the service of the TPO in 1992.

7 CONCLUSION

- 7.1 The assessment of this application concludes the same outcome as that seen in applications 18/02440/TPO and 20/01678/TPO.
- 7.2 The past decision making has determined that reduction works are the most suitable solution to the overdominance of the trees on the property. The felling of the trees has been deemed unacceptable and contrary to Council policy, conflicting with the objectives of the TPO.
- 7.3 Clearance issues may be addressed by pruning, as consented to in previous years.
- 7.4 Surface distortion and the presence of trip hazards should be addressed by localised repairs or an alteration of the surface material. Tree roots will cause movement where surfaces lack permeability. A gravel-based surface is usually seen as the most cost effective solution, however, other surface types may be selected with technical support of an arboricultural consultant.
- 7.5 It would be considered reasonable to reduce both trees to alleviate the grounds of this application. Felling is considered an excessive management measure. Reduction works would address the justification and retain both trees as a cohesive feature.
- 7.6 Members must therefore consider the impact of the trees on the property owner and the reasons set out by the applicant. Members are guided to part consent to pruning as set out below.

RECOMMENDATION: CONSENT IN PART FOR

T1 Beech - Crown reduce by 2 - 2.5m. Crown lift to 3.5m from ground level to allow clearance of passing vehicles.

T2 Beech - Crown reduce by 2 - 2.5m on the top periphery, the north, south and west sides of canopy. Crown lift to 3.5m from ground level to allow clearance of passing vehicles.

CONDITIONS

1. TL14 Tree Consent – Commencement

The tree works hereby granted consent shall be carried out within 2 years of the date of this decision.

Reason: In order to comply with Policy 73 of the Bromley Local Plan and in the interest of good arboricultural practice and the visual amenities of the area.

2. ND52 Tree Surgery

The work to the tree(s) hereby granted consent shall be carried out in accordance with British Standard 3998:2010 (Recommendations for Tree Work).

Reason: In order to comply with Policies 73 and 74 of the Bromley Local Plan and in the interest of good arboricultural practice and the visual amenities of the area.

REFUSAL FOR

T1 Beech – Fell.

T2 Beech – Fell.

REASON FOR REFUSAL

The proposed felling is considered excessive to what is necessary in alleviating the grounds of the application. The felling of the trees would remove important trees in the local landscape and negate the objectives of the Tree Preservation Order (TPO). This element of the application is therefore contrary to Policy 73, 74 of the Bromley Local Plan (adopted January 2019), Policy 7.21 of the London Plan and The London Borough of Bromley Tree Management Strategy (2016 - 2020).

INFORMATIVES

1. You are advised that formal consent is not required for the removal of deadwood, dangerous branches and ivy from protected trees.