

SECTION '2' – Applications meriting special consideration

Application No : 10/02959/TPO

Ward:
West Wickham

Address : Chez Nous 7A Acacia Gardens West
Wickham BR4 9LD

OS Grid Ref: E: 538169 N: 165521

Applicant : Mr G Coleman Smith

Objections : YES

Description of Development:

Fell 1 Cedar and 1 Cypress in back garden
SUBJECT TO TPO 2115

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Tree Preservation Order

Proposal

Fell one cedar and one cypress in back garden Subject to TPO 2115

Location

Back garden of 7A Acacia Gardens.

Comments from Local Residents

- three letters of objection, all concerned about the loss of visual amenities in the street if the trees were to be removed.
- three letters of support have been received from the immediate neighbours
- one E Mail from the Ward Councillor who has visited the applicants and supports their proposal

Planning Considerations

This application was deferred from a meeting of Plans Sub Committee No.2 on 3rd March for further consideration. The application has been made by the owners of the property because they are concerned about the proximity of the trees to their

house, they are concerned that the trees dominate the house and the trees move considerably in high wind. One of the trees almost touches the house and fear that the house could be damaged or that their neighbours property (No.7) could be damaged. The root system of the cypress was damaged by the builder when the conservatory was built and they fear that the stability of the tree has been compromised. The trees shade the back of the house and drop sap damaging the adjoining patio. They consider that the trees are of limited visual amenity value as their property is at the head of a small cul de sac and that the trees are neither rare nor scarce. They have planted 10 new trees in their garden – 2 cherries, 2 bays, 2 acer griseum, 2 pines, 1 hawthorn and 1 olive. Additionally the cypress lost some branches in the recent heavy snows and the adjoining owner has sent several photos of the damage.

The house was built 3 years ago in part of the garden of No.7. and it is a detached 2/3 storey 4 bedroom house with a reasonable sized back garden. While the house was under construction a single story side extension was built at No. 7. The two trees which are the subject of this application are a cypress and a cedar, both in the back garden of 7A but close to the rear of the house and close to the boundary with No.7. They are young mature trees which have grown up as a pair, both trees have limited canopy spread where the two canopies have grown together. They are in a reasonable condition, the lower canopy of the cedar is somewhat sparse and the roots of the cypress were damaged during construction work. At that time a report was provided by an arboricultural consultant and it concluded that the damage was not so severe as to compromise the long term health and stability of the tree.

The cypress is about 17 metres in height and is about 4 metres from the house. The cedar is slightly taller and is growing about 4 metres behind the cypress, so is 8 metres from the house. The trees are to the east of the house so will be shading it during the mornings. There are two other protected trees in the garden, an ash and a beech, both on the eastern boundary of the garden. The two trees which are the subject of this application are to the south of No.7 and do shade that garden for most of the day.

The snow damage to the cypress relates to the loss of 5 lower limbs. The damage is not so severe as to warrant the complete removal of the tree.

Planning History

None relevant.

Conclusions

The trees are visible from the surrounding roads, Woodland Way and Highfield Drive, although views are obscured by deciduous trees. They are clearly visible in Acacia Gardens and do make a contribution to the visual amenities of the area. Both trees are in a reasonable condition and the reasons given for the felling of the trees do not outweigh the amenity value of the trees.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/02959, excluding exempt information.

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
 - 1 ACB09 Tree consent - commencement
 - ACB09R Reason B09
 - 2 ACB06 Replacement tree(s)
 - ACB06R Reason B06

- D00003 If Members are minded to refuse planning permission the following grounds are suggested:
 - 1 The cedar and cypress tree are considered to make an important contribution to the visual amenities of the street scene and the proposed felling would be detrimental to the amenities of the area

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