

SECTION '2' – Applications meriting special consideration

Application No : 10/03218/TPO

Ward:
Hayes And Coney Hall

Address : 11 Sedgewood Close Hayes Bromley
BR2 7QL

OS Grid Ref: E: 539788 N: 166909

Applicant : Ms K Fackrell

Objections : NO

Description of Development:

Reduce height by 30%, crown reduce 30% and crown thin by 30% 1 oak tree in back garden
SUBJECT TO TPO 671

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

Reduce height by 30%, crown reduce by 30% and crown thin by 30% one oak tree.

Location

In back garden of 11 Sedgewood Close, Hayes.

Comments from Local Residents

None

Planning Considerations

This application was deferred from a Plans Sub Committee No.2 meeting on 3rd March for further consideration. The application has been made by the owner of the property because she is concerned about health and safety issues in respect of her neighbours gardens and houses. She considers that the tree has reached a size where it has an overbearing presence and it is not in proportion with its surroundings. She considers that the proposed work would reduce the likelihood of limb failure.

The tree is about 20 metres in height and is in a healthy condition, with no evidence of any increased risk of branch failure. Leaf and acorn loss are not hazardous and whilst inconvenient their clearing is part of normal garden maintenance. The tree stands in the north eastern corner of the back garden and is 9 metres from the house, which is a semi detached house built in the 1970's. The tree although tall does not have a particularly wide spreading canopy. It is of good form and is a very visible feature in Sedgewood Close and Malling Way and is of high visual amenity value.

The proposed works are extensive and both height and crown reduction are major operations, which harm the health of a tree by creating large wounds which act as entry points for decay causing organisms, as well as disrupting the trees internal systems of transportation and growth control. The overall effects of of the proposed height and crown reduction and thinning would be to reduce the trees natural vigour and health and increase the risk of developing problems such as decay as a consequence and the work would have a significant adverse effect on the health of the tree. The regrowth from the cut points would be dense and would cause more shade than currently exists as well as increasing the risks of branch failure. In addition the proposed work would give an unnatural managed appearance which would harm the amenity value of the tree, which although dominating the applicants and surrounding gardens is not overly oppressive. Some minor work such as crown thinning would alleviate the problems without the drawbacks of heavy reduction.

Planning History

02/00578 Reduce height by one third and crown thin by 25% one oak tree – Refused.

06/02907 – Reduce height by 25% and reduce lateral spread by 25% of one oak tree – Refused and a subsequent appeal was dismissed.

Conclusions

The oak tree is a significant feature in the locality and the proposed work would harm the health and appearance of the tree. Alternative, lesser work would be more appropriate and can be consented under this application.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/03218, excluding exempt information.

RECOMMENDATION: SPLIT DECISION

CONSENT – Crown thinning by no more than 20%

Subject to the following conditions

- | | | |
|---|--------|-------------------|
| 1 | ACB09 | Tree Commencement |
| | ACB09R | B09 Reason |
| 2 | ACB07 | Tree Surgery |

ACB07R B07 Reason

REFUSAL - Reduce height by 30%, crown reduce by 30% and crown thin by 30% one oak tree.

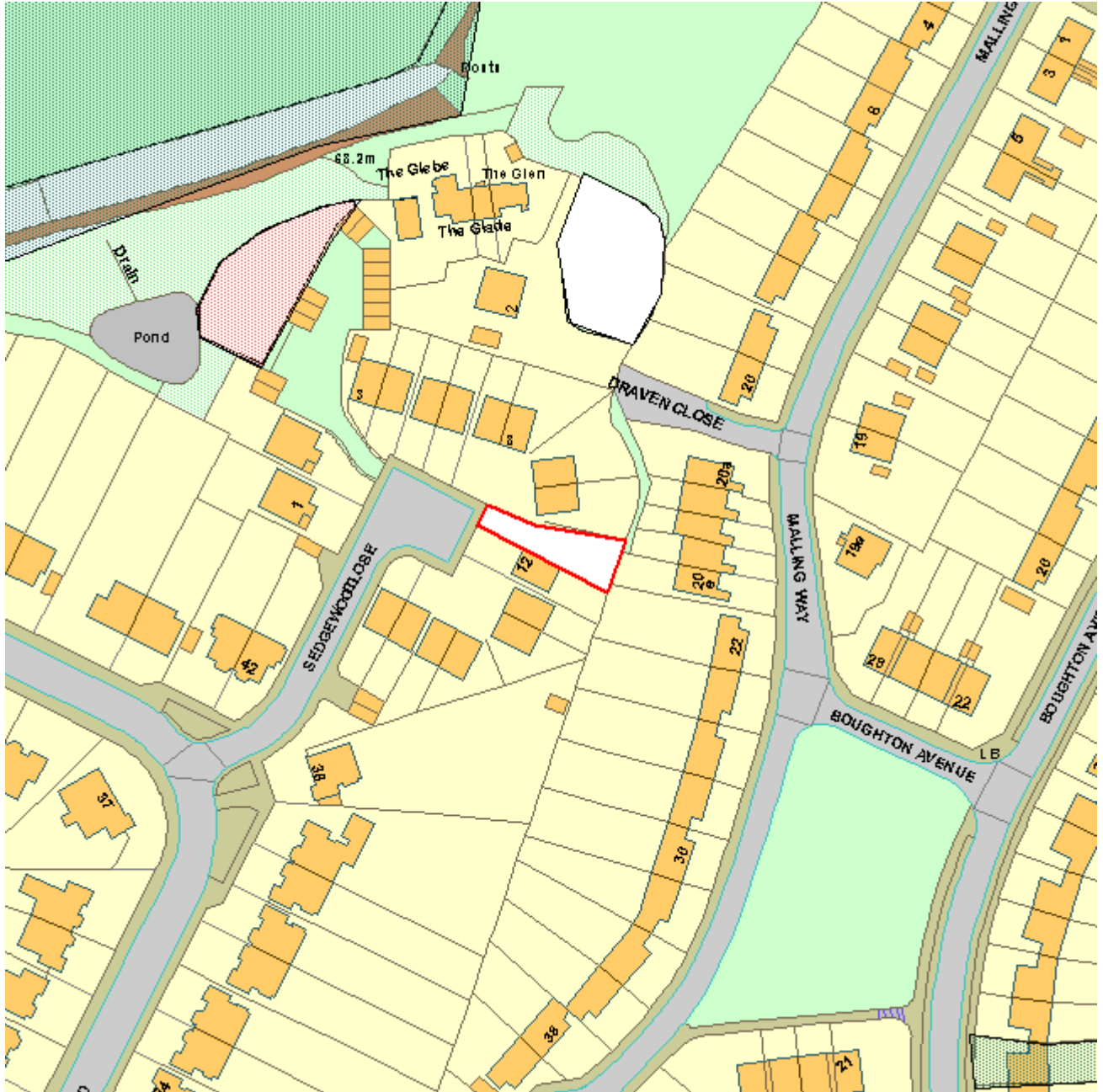
The reasons for refusal are:

- 1 The oak tree is considered to make an important contribution to the visual amenities of the street scene and the proposed reduction and thinning would be harmful to the future health of the tree. The proposed reduction would also be detrimental to the appearance of the tree and thereby detrimental to the visual amenities of the street scene.

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