

Report of Head of Planning, Green Spaces and Culture

Town and Country Planning Act 1990 (As Amended), Sections 198-201 And 203

Tree Preservation Order No. 728 (TPO 728): Oak at 81 Long Lane, Ickenham

1.0 Summary

To consider whether or not to confirm TPO 728

2.0 Recommendations

That TPO 728 is confirmed without modification

3.0 Information

3.1 The making of TPO 728 was authorised under delegated powers on 2nd October 2014 because the Council was notified of an intention to remove a mature Oak from the front garden of 81 Long Lane (a Section 211 Notice - to carry out tree works in a Conservation Area).

3.2 The Oak significantly contributes to the amenity and arboreal / wooded character of the Ickenham Village Conservation Area and has a high amenity value.

3.3 The Ickenham Village Conservation Area Advisory Panel opposed the removal of the Oak.

4.0 The Objections (and the Tree Officer's comments on them)

A formal objection (summarised) to TPO 728 was received from Mr & Mrs Brown (79 Long Lane) for the following reasons: -

- 1. We are surprised that a TPO has been placed on this Oak as it is wholly within a private property and was planted by our neighbour.*

Tree Officer Comments: It is completely normal (and usual) for TPO's to be placed on private trees to bring them under the control of the Council / LPA.

- 2. We believe the tree to be diseased and the fallen, deformed acorns are a trip hazard.*

Tree Officer Comments: At the time of inspection (autumn 2014) the tree appeared to be in good condition with no signs of disease; it is likely that the deformed acorns described were infected by the Knopper Gaul Wasp (see photo on next page, which is very common in the U.K. This disease does not affect the health of the tree.



Trees across the country drop twigs, fruit, flowers, and these problems are all seasonal. However, this fallen debris can be collected by the tree owner / neighbour / gardener and disposed of using the Council's Green Waste Recycling Service. This is general garden maintenance and not considered to be unreasonable.

- 3. The tree is a nuisance because the roots are damaging the front lawn. We are concerned that this damage will spread to our driveway and house.*

Tree Officer Comments: There is a common law right to cut back roots from trees IF they are causing damage. Therefore, Mr & Mrs Brown can cut back / remove these roots. This work is exempt from the normal application process. However, the tree is well positioned far away from both houses so there is very little chance of any damage occurring to either house in the future. If, however, damage were to occur in the future, then an application could be submitted to prune / remove the tree to mitigate the damage.

- 4. The falling sap is having a detrimental effect on our vehicles parked beneath it.*

Tree Officer Comments: A parking area has been constructed beneath the canopy of the tree at 79 Long Lane; however, both driveways (for 79 & 81) are about 15m long and there is plenty of room to park away from the Oak tree, or in the garages.

- 5. The fallen leaves are a slip hazard*

Tree Officer Comments: We live in lowland Britain where the majority of the native trees are deciduous. Leaf fall is a seasonal and countrywide problem and not a valid reason for tree removal.

As mentioned above, fallen leaves can be collected by the tree owner / neighbour / gardener and disposed of using the Council's Green Waste Recycling Service. Again, this is general garden maintenance and not considered to be unreasonable.

5.0 Other notes:

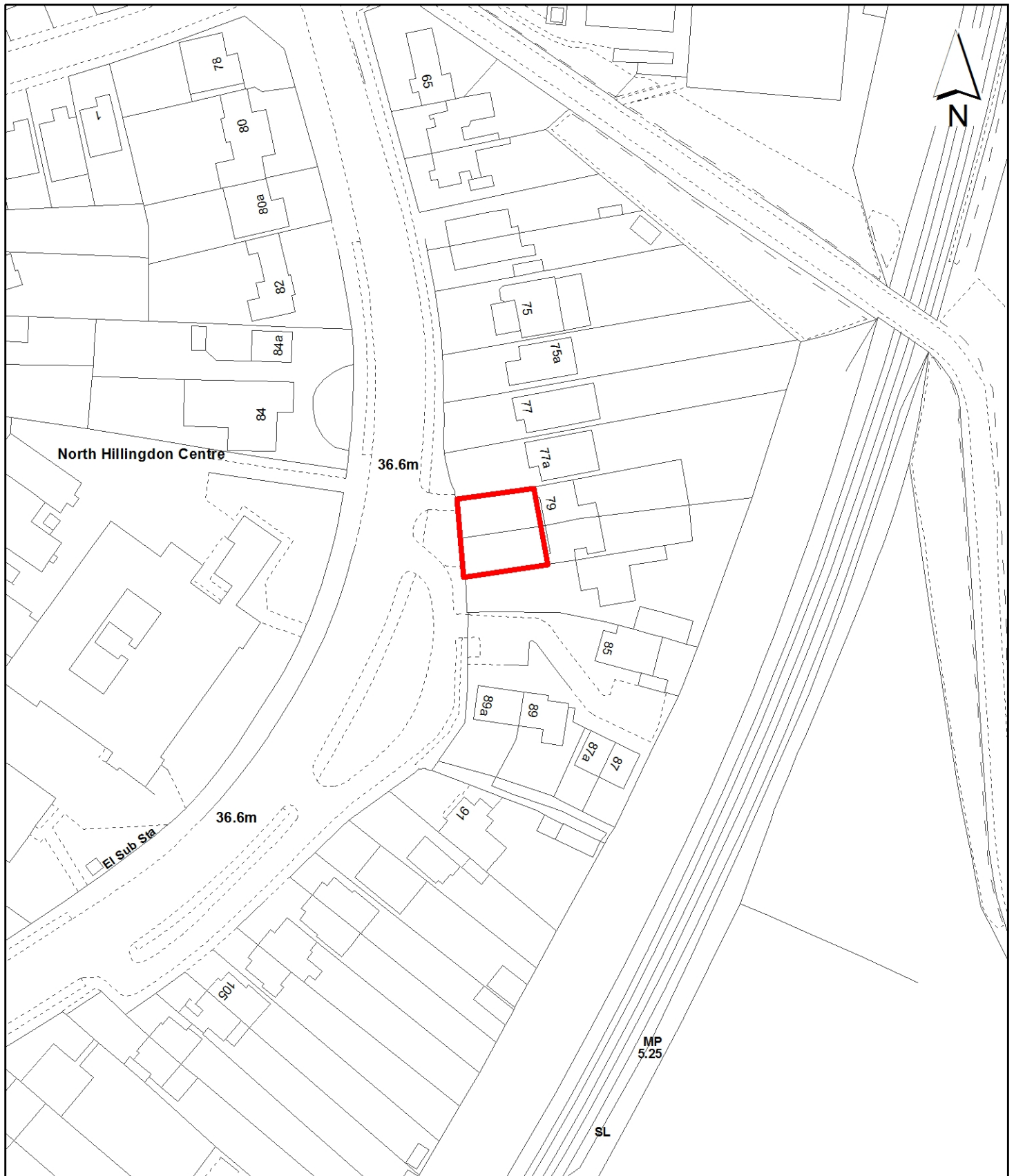
There were no other objections to or representations about TPO 726.

6.0 Conclusion


It is recommended that TPO 728 be confirmed without modification.

The following background documents were used in the preparation of this report:

- Provisional Tree Preservation Order No. 728 (2014)
- Letter of objection to TPO 728



Notes

 Site boundary

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Site Address

**81 Long Lane
Ickenham**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:
TPO 728

Scale
1:1,100

Planning Committee
North

Date
March 2015



HILLINGDON
LONDON