

Report of Head of Planning & Enforcement
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED),
SECTIONS 198-201 AND 203

**TREE PRESERVATION TREE WORKS APPLICATION 73257/TRE/2018/5
COWLEY BUSINESS PARK**



1.0 Summary

- 1.1 To consider whether or not to approve works application **73257/TRE/2018/5.**

2.0 Recommendations

- 2.1 That tree works application 73257/TRE/2018/5 be approved.

3.0 Information

3.1 The above application for tree works was received in January 2018 to carry out various tree works on the Cowley Business Park site including coppicing of Willows, felling of dead trees, severance of ivy and pruning of other trees.

4.0 The Objections

4.1 Twelve formal objections (summarised verbatim below) to App 73257/TRE/2018/5 were received from a number of residents and are summarised below.

1. **Damage to valuable wildlife habitat**- A number of the responses received raise concerns about the effect that these tree works will have on the wildlife habitat which is provided by this group of trees.
2. **Loss of screen providing privacy and noise barrier** - There are concerns that the proposed tree works will open up the area too much meaning that is easier to see through to the properties from the business park and that a more pleasant view which can be seen from these properties will also be lost.
3. **Security Concerns** - That the loss of some of these trees will provide easier access to residents properties for members of the public and potential intruders and will allow a clear pathway from the business park to residents properties.

5.0 Observations on the objections to App 73257/TRE/2018/5:

5.1 The proposed tree works include provision for wildlife, i.e. two of the dead trees are to be pollarded to the trunk or felled to leave a standing pole to create standing habitat stacks which will be valuable for wildlife such as Woodpeckers and beetles.

The proposed coppicing of Willows will also help to also help to create additional wildlife habitats by allowing more ground cover to grow along with flora and fauna. Coppicing is a widely recognised arboricultural management practice going back centuries which will also mean that the the trees which are initially cut down to a 1m height grow back over a period of time and will enhance the wildlife habitat here.

5.2 The more drastic tree works proposed such as coppicing are proposed on trees which are further away from residents properties and closer to the business park, so a significant screen will still be retained which is closer to the residents properties and which still acts as a sound barrier from the road and business park.

As mentioned previously, the more drastic coppicing works which are proposed will allow the White Willows to grow back over time - recovering canopy cover which is initially lost.

White Willows are known to react favourably to crown reductions and these trees will recover to have denser crowns than before quickly. Carrying out crown reductions on these trees will also be beneficial as it will prolong their useful life expectancy.

5.3 As the proposed coppicing and felling is closer to the business park side and is on different areas on the site, it is not anticipated that a clear cut through will be created from the business park to the properties.

6.0 Comments in support of application

Two comments in support of this application (summarised verbatim below) to App 73257/TRE/2018/5 were received in respect of this application

6.1

1. **Condition of trees of trees** - A number of the trees have weak and unstable limbs which are at risk of failing - potentially onto the road, bridge and car park. There are also some dead trees which could fail that require removal. Carrying out various coppicing, pollarding and felling works will significantly reduce or take away completely the risk of failure.
2. **Creation of Wildlife habitat** - Carrying out coppicing and thinning out of trees on this site will open up areas of the site which will create a valuable habitat for wildlife as a result of encouraging ground cover with fauna and flora. Dead trees will also be pollarded to the trunk to leave valuable 'habitat stacks' for beetles, Woodpeckers and other wildlife.
3. **Thinning out of dense wide area shrubbery** - A number of Oak trees are being pushed west by Ash trees. This area would benefit from being thinned out to allow standard trees to grow without being suppressed.

7.0 Conclusion

It is recommended that tree works application App 73257/TRE/2018/5 is approved.

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

- Application for tree works App 73257/TRE/2018/5
- Summary of objections received to App 73257/TRE/2018/5

Signed on behalf of the
London Borough of Hillingdon

James Rooper

Authorised by the Council
to sign in that behalf

Trees at
Cowley Business Park
High Street
Cowley

Tree Preservation Order Number

775

LONDON BOROUGH OF
HILLINGDON

Residents' Services

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Scale: 1:1,250
Date: June 2018
HILLINGDON

