

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

**TREE PRESERVATION ORDER NO. 775 (Previous TPO 767) COWLEY
BUSINESS PARK**



1.0 Summary

1.1 To consider whether or not to confirm TPO 775 (Previous TPO 767).

2.0 Recommendations

2.1 That TPO 775 (Previous TPO 767) is confirmed.

3.0 Information

The making of TPO 775 (Previous TPO 767) was authorised under delegated powers on 14th June 2018. This was due to receiving a number of requests from concerned residents to protect this area of trees from removal by Cowley Business Park who were carrying out works on a number of trees.

This belt of mature trees forms a visually important green screen between the business park and residents in Ferndale Crescent and Spencer Close and merit protection on amenity grounds.

4.0 Comments in Support of TPO 775 (Previous TPO 767)

4.1 Eight Formal comments in support of the making of this TPO 775, (previous TPO 767 summarised verbatim below) were received from a number of residents and are summarised below.

- 1. Protection of valuable wildlife habitat-** A number of the responses received noted that these trees form part of a valuable wildlife habitat for a number of species of birds and mammals.
- 2. Trees provide important green barrier-** These trees form part of an important green barrier which enhances the amenity value of the landscape and affords the residents a screen from Cowley Business park.
- 3. Historic planning condition for development adhered to -** At the time of development, a planning condition was placed on the site which required the developer to retain and maintain trees along the riverbank and to the south of cowley house.

5.0 Observations to comments in support of TPO 775 (Previous TPO 767)

5.1 The making of this TPO would help to ensure these trees' long-term survival and also allow the Council to control / limit any possible future tree pruning works. This will assist in retaining this valuable wildlife habitat.

5.2 Having more control over the management of these trees will also ensure that thinning out/removal of trees is only carried out within reason and not carried out in a way which is detrimental to this screen.

5.3 Protecting these trees with a tree preservation order will ensure the long term future of these trees which will mean that the previously agreed 'buffer zone' can be retained.

6.0 Comments objecting to TPO 775 (Previous TPO 767)

6.1 One formal objection to the making of TPO 775 (Previous TPO 767) was made by Workman Property Management and Building Consultancy, these are summarised below:-

1. The criteria for making of a Tree Preservation Order, as stated in Part VIII of the Town and Country Planning Act 1990, are not met.

It is claimed that it would be inappropriate to make a TPO on the trees in this area which are dead, dying or dangerous.

2. There are safety concerns about the trees

A tree survey was carried out which noted multiple safety works that need completing as a priority, along with further necessary management work. High priority works have had to be put on hold due to the making of this TPO.

3. Consent to the tree works was given when the original application for works was submitted.

A tree works application was submitted on behalf of Cowley Business Park 793257/TRE/2017/181 and consent for these proposed tree works was granted. No objection was received to the schedule of works provided on the tree survey.

6.2 Observations to comments objecting to making of TPO 775 (Previous TPO 767)

6.3 Due to the nature of the site which comprises a large group of trees, it was viewed as appropriate to make an area TPO - rather than protecting individual trees. This area of trees has amenity value by virtue of forming a green barrier and screen between residential properties and Cowley Business Park.

Only some of the trees in this area are dead, dying or dangerous. Dead and dangerous trees are exempt from the normal process, so do not require consent to be worked on.

6.4 A TPO does not mean that works can not be carried out on these trees. Tree works can be applied for on the relevant application form and will then be considered as part of the normal procedure.

6.5 The letter which was sent giving consent only referred to works to be carried out on the Hornbeam and the other proposed works submitted relating to the main tree survey had not yet been considered prior to the making of this TPO.

7.0 Conclusion

It is recommended that the making of TPO 775 (Previous TPO 767) is approved.

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

- Provisional Tree Preservation Order No.775 (2018) (Previous TPO 767)
- E-mails and letters of support to TPO 775 (Previous TPO 767)

Signed on behalf of the
London Borough of Hillingdon



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**
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Scale: 1:1,250

Date: June 2018



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