

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

**TREE PRESERVATION ORDER NO. 776 (TPO 776) (Previous TPO 771):
57 PIPPINS CLOSE, WEST DRAYTON**



Figure 1: The Silver Birch tree in the front garden of 57 Pippins Close (viewed from the road)

1.0 Summary

1.1 To consider whether or not to confirm TPO 776 (Previous TPO 771).

2.0 Recommendations

2.1 That TPO 776 (Previous TPO 771) is confirmed.

3.0 Information

3.1 The making of TPO 776 (Previous TPO 771) was authorised under delegated powers on 23rd November 2018 as a result of a request to place a TPO on this Silver Birch tree - due to it being under threat of having pruning works carried out which would be detrimental to its amenity value.

3.2 This Silver Birch tree is an attractive landscape feature that contributes to the amenity and arboreal character of the local area and is one of the most prominent trees in this road. The tree merits protection on amenity grounds.

3.3 The tree has developed into a significant landscape feature and provides good amenity value.

4.0 The Objection (1)

4.1 One formal letter of objection (summarised verbatim below) to TPO 776 (Previous TPO 771) was received from Ms Gregory (at No. 58 Pippins Close) for the following reasons:

1. **Tree is overgrown** - This tree is too tall in comparison to its relatively small surroundings. The trees should never have been allowed to ever grow to this height with resident houses being so close.
2. **Safety Concerns** - Concerns that the tree is very unstable, especially in the winter months when there are more strong winds. Concerns that instability of tree coupled with its height in strong winds will lead to its failure.
3. **Blocks lamppost and sufficient lighting** - Some of the branches obscure the lamp column affecting illumination.

5.0 Observations on the objections to TPO 776 (Previous TPO 771):

5.1 Pruning works can still be applied for via a formal tree works application and there is no reason why reasonable pruning works would be refused, so the making of a TPO would not prevent this tree from being managed.

5.2 At the time the Silver Birch tree was inspected, it appeared to be in good health. There are no reasons to suspect that this tree is hazardous. In any case, consent is not required to remove dead or dangerous limbs (should they develop in the future). Evidence will also be considered if there are concerns for the safety of the whole tree.

5.3 Trees covering street lights would constitute a nuisance and therefore - works to abate this nuisance would not require consent.

7.0 Conclusion

It is recommended that TPO 776 (Previous TPO 771) be confirmed.

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

- Provisional Tree Preservation Order No. 776 (previous TPO 771) (2018)
- Copy of e-mail requesting making of TPO.
- Letter of objection to TPO 776 (Previous TPO 771).