

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

**TREE PRESERVATION TREE WORKS APPLICATION 3 CEDARS COURT  
VINE LANE UXBRIDGE 75470/TRE/2020/59**



## **1.0 Summary**

1.1 To consider whether or not to approve works application **75470/TRE/2020/59**

## **2.0 Recommendations**

2.1 That tree works application 75470/TRE/2020/59 be refused.

## **3.0 Information**

3.1 The above application for tree works was received in March 2020 to fell this large mature Indian Bean tree due to decay in the trunk.

## **4.0 The Objections**

4.1 Two formal objections (summarised verbatim below) to App 75470/TRE/2020/59 were received from a number of residents and a petition comprising 27 signatures was received objecting to the removal of this tree.

**1. This tree is a feature tree** - One of the main objections outlined in the petition is that this tree is a prominent landscape feature in a historical and conservation area.

**2. Loss of other mature Horse Chestnut causes concern** - Another concern outlined in the petition is that another mature and prominent Horse Chestnut tree has also been felled nearby which was another prominent feature tree.

**3. Very rare beautiful tree with wildlife value** - One of the online comments received stated that the tree is very beautiful in the spring and is full of parakeets in the autumn feeding on the seed pods.

## **5.0 Observations on the objections to App 75470/TRE/2020/59 :**

**5.1** This Indian Bean tree is a prominent landscape feature which enhances the historical location and also the Hillingdon Village conservation area. This tree has a moderate amenity value and makes a good contribution to the visual amenity and arboreal character of the local area. It can clearly be seen from all angles.

**5.2** The mature Horse Chestnut which was removed nearby was also a prominent landscape feature, so the removal of another large mature tree nearby would be regrettable and would have a negative long term impact on the visual amenity and arboreal character of this conservation area.

**5.3** This tree is known to be a rare species and is only one of a handful of trees in the borough which are protected by a Tree Preservation Order. One of its main features is the white blossom it produces in the spring making it aesthetically pleasing. Another unique feature of this tree are the drooping seed pods produced in the autumn.

## **6.0 Reasons given in application 75470/TRE/2020/59 to remove tree**

An application to remove this tree was received in March 2020 (summarised verbatim below) to App 75470/TRE/2020/59 were received in respect of this application

### **1 Tree is completely hollow and has bad decay**

The main reason given for removal of this Indian Bean tree in application 75470/TRE/2020/59 is that it is “hollow and has bad decay” Other reports provided claim that it is dangerous.

### **Observations on reasons for removal on application 75470/TRE/2020/59**

**6.1** Photos provided show that there is an area of decay present in the trunk of this tree. In section 8.1 of the tree works application, the applicant has selected yes in relation to having fears that the tree might break or fall, however, the only information provided from three different tree companies is that the tree is hollow and or potentially dangerous. No detailed diagnostic information or evidence has been provided which shows the extent of decay or proves that the tree is in a dangerous condition.

This tree has previously been heavily reduced and the applicant also has the option of applying for pruning works to be carried out on this tree.

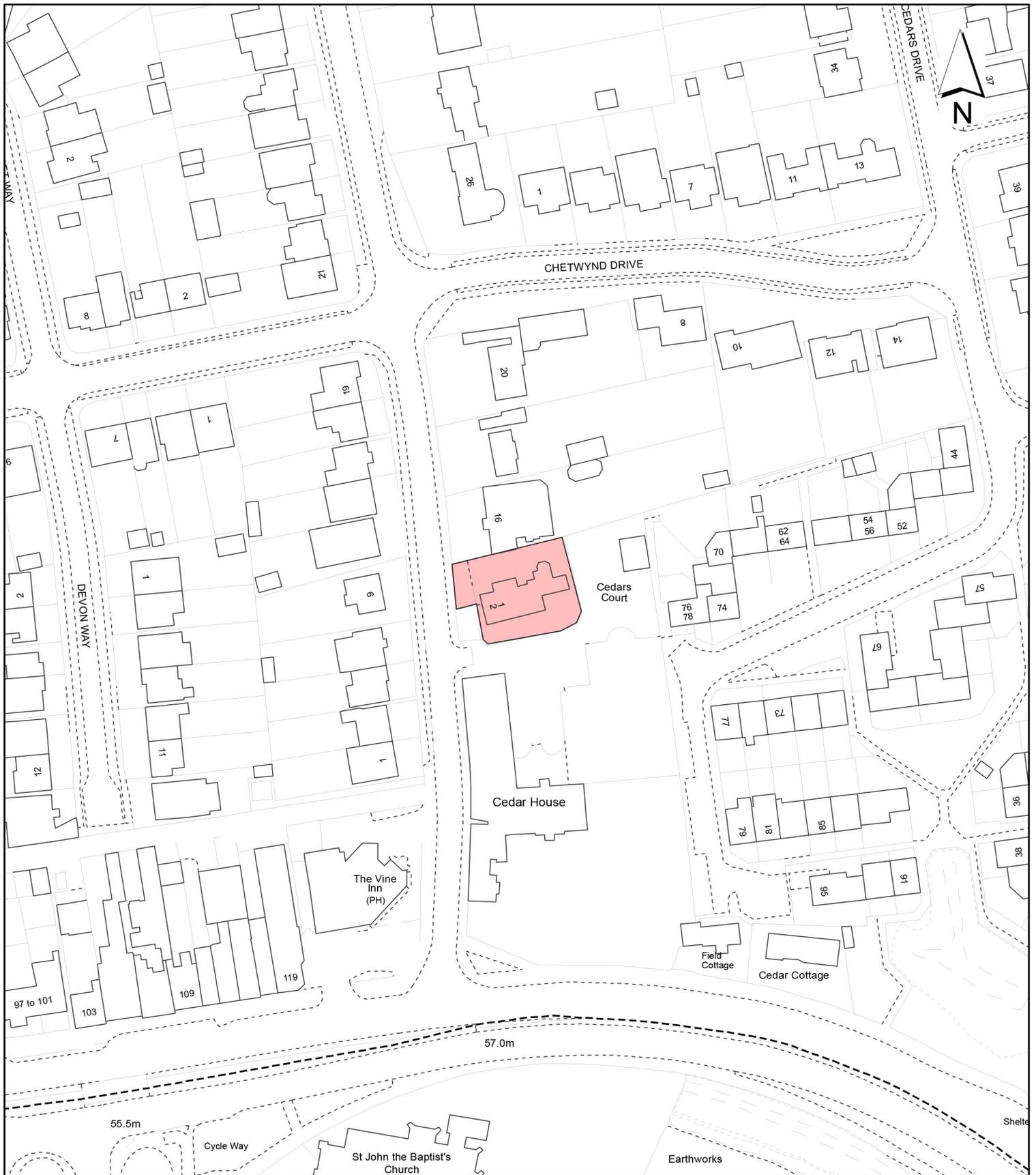
## **7.0 Conclusion**

This Indian Bean tree is a prominent local landscape feature and has a moderate amenity value - making a significant contribution to the historical and arboreal character of the Hillingdon Village Conservation area. The reasons given are not considered to be justifiable in the absence of detailed evidence and diagnostic information which proves that this tree is dangerous.

It is therefore recommended that the tree works application App 75470/TRE/2020/59 is refused.

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

- Petition in objection of tree works App 75470/TRE/2020/59
- Online and e-mail objections received to App 75470/TRE/2020/59
- Tree Works Application 75470/TRE/2020/59 and Tree contractor reports.



**Notes:**

 Site boundary

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 Vine Lane,  
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 UB10 0JT**

Planning Application Ref:  
**75470/TRE/2020/59**

Planning Committee:  
**Central & South**

Scale:  
**1:1,250**

Date:  
**September 2020**

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