

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

**TREE PRESERVATION ORDER NO. 792 (TPO 792) GROUP 1:
ALL OAKS WITHIN RAVENSCOURT CLOSE RUISLIP**



Photo 1: The subject Oaks within Ravenscourt Close

1.0 Summary

- 1.1 To consider whether or not to confirm TPO 792.

2.0 Recommendations

- 2.1 That TPO 792 is confirmed.

3.0 Information

- 3.1 The making of TPO 792 was authorised under delegated powers on 15th October 2021 following concerns from local residents that they might be severely pruned.
- 3.2 These Oaks form a group of old trees with high biodiversity and wildlife values as able to host a wide array of wildlife, and represent an attractive landscape feature that contributes to the amenity and arboreal character of the local area. The trees merit protection on amenity grounds.
- 3.3 The trees all have a long-life expectancy and so will provide amenity for years to come.

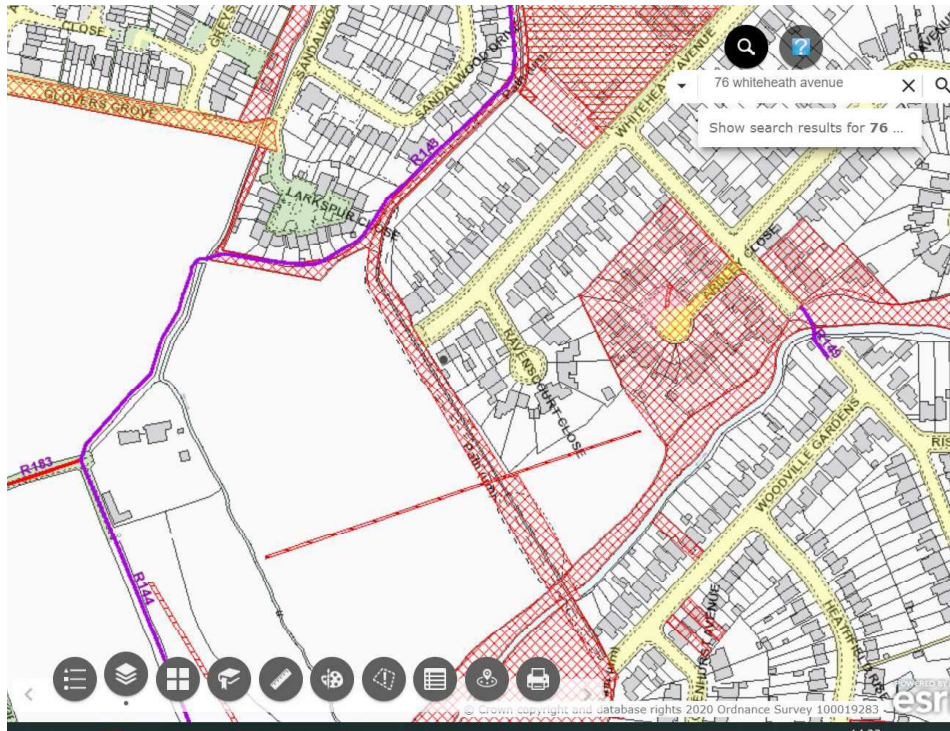
4.0 The Objection

A formal objection (summarised verbatim below) to TPO 792 was received from the resident of 8 Ravenscourt Close, for the following reasons:

- 4.1 A number of Oaks offering similar benefits are present within a small radius of these Oaks and are not protected.
- 4.2 The Oaks are only visible from public land through gaps between or over roofs of the properties and from a distance from Public Right of Way R143.
- 4.3 There is no public access to the close surrounding of the Oaks.
- 4.4 The Order does not empower the Council to request the tree owners to undertake maintenance and safety works on these Oaks.

5.0 Observations on the objections to TPO 792:

- 5.1 The Oaks within Ravenscourt Close properties were brought to our attention by a resident due to concerns the trees would be drastically pruned, however our decision as to whether to create a new TPO is based on the amenity and biodiversity value of these trees. We currently do not deem expedient to protect the other Oaks nearby but should the need arise we will review our decisions.
- 5.2 There is a stretch of land comprised between the properties in Whiteheath Avenue and Ravenscourt Close and the private land to the south-west of Ravenscourt Close which is Council-owned, and this is crossed by a public footpath connecting Ladygate Lane to Woodville Gardens (please see map below). These Oaks are highly visible from this footpath due to their size and height.
- 5.3 Some of these Oaks are located within the Council-owned stretch of land and can therefore be accessed by the public via the public footpath accessible from the bottom of Whiteheath Avenue.
- 5.4 This statement is unclear, however this Tree Preservation Order is meant to protect these Oaks from deliberate damage and destruction without the Local Authority's consent. Some works, such as the removal of dead branches, ivy or epicormic growth, is exempt from the application process.



6.0 Other matters:

One representation was received asking for the creation of a new TPO and therefore in favour of TPO 792 for the following reason (summarised verbatim below):

- 6.1 Neighbour stated they were going to aggressively cut the tree in their back garden and instructed other neighbours to do the same.
- 6.2 These trees represent a source of peace and connection for the resident suffering from depression and anxiety.
- 6.3 These trees supply oxygen, store carbon and support biodiversity, providing vital food and habitat for many life forms, and their beauty and majesty enhance the environment and support wellbeing.
- 6.5 Everything must be done to protect the trees during this climate crisis as life depends upon this.
- 6.6 The Citation paragraph of the provisional Order document sent to residents of properties involved contained a typo in the TPO number, which has been rectified.

7.0 Conclusion

It is recommended that TPO 792 be confirmed.

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

- Provisional Tree Preservation Order No. 792 (2021)
- Emails of objection and support to TPO 792
- GIS maps and Land Registry portal

Signed on behalf of the
London Borough of Hillingdon

Authorised by the Council
to sign in that behalf

James Rodger

Ravenscourt Close

Tree Preservation Order Number

792

LONDON BOROUGH OF HILLINGDON

Residents' Services

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Scale: 1:1,250

Date: October 2021

