

Supplementary Committee Agenda



**Epping Forest
District Council**

Area Plans Subcommittee D Wednesday, 19th April, 2006

Place: Council Chamber, Civic Offices, High Street, Epping

Room: Council Chamber

Time: 7.30 pm

Committee Secretary: Adrian Hendry, Research and Democratic Services
Tel: 01992 564246 email: ahendry@eppingforestdc.gov.uk

5.a TRE/EPF/0181/06 - PLOUGH GREEN, EPPING ROAD, HARLOW, ESSEX (Pages 5 - 6)

RECOMMENDATION:

That the committee agree to the felling and replacement of t1, 2 & 3 (fir x 3), as indicated.

Description of Site:

The setting is that of a detached dwelling with a large and irregularly shaped garden located within the Roydon Conservation Area. The property is partially screened by dense mixed but predominantly native hedges on the roadside boundary. The subject trees stand approximately 10m high in a copse to the side and rear of the house. The trees are subordinate to a specimen spruce standing at the rear of the house. The copse contains a number of planted spruce growing closely together up to the rear garden boundary. Little can be seen of these trees from the main road due to the rising land.

Relevant History:

TPO/EPF/9/79 was served to protect trees within the curtilage of Plough Green, which were threatened by an outline application for residential development on the site.

No recent planning history exists for works to trees.

Relevant Policies:

LL9: The Council will not give consent to fell a tree ... protected by a Tree Preservation Order unless it is satisfied that this is necessary and justified ...any such consent will be conditional upon appropriate replacement of the tree.

Issues and Considerations:

Introduction

The trees under consideration provide a negligible contribution to the publicly visible

landscape of this part of Roydon Conservation Area and their removal would have a minimal adverse effect upon local amenity.

The reasons for the proposed felling are as follows:

- The three trees are 'choking' more important trees.
- Crowns of all three show clear signs of dieback.

CONSIDERATION OF THE REASONS

It is suggested that the following questions need to be addressed:

1. What is the condition of the trees?
2. How great would be the loss to amenity in the felling of the trees?
3. What other factors must be considered?

1. What is the condition of the trees?

These trees, which have been identified as members of the spruce family, appear to be of normal vigour, despite the extensive areas of deadwood throughout their crowns. Due to the close planting, however, they have developed drawn up and poorly developed forms, typical of close grown plantation trees. Normal management would have thinned out several of the trees by this stage in their maturity.

2. How great would be the loss to amenity in the felling of the trees?

Since the trees are not visible landscape features from a public place due to the established wooded screen around them, the loss of amenity would be insignificant.

3. What other factors should be considered?

It should be noted that the trees have been greatly reduced in number prior to this application. Despite the absence of several of the group the remaining trees are either suppressing each other or growing directly into the crowns of other more important trees in the copse

The requirement to replace these trees has been reinforced by the clear intention of the applicant to increase the number of native trees in this area, which would compensate for the loss of amenity following the removal of the spruces.

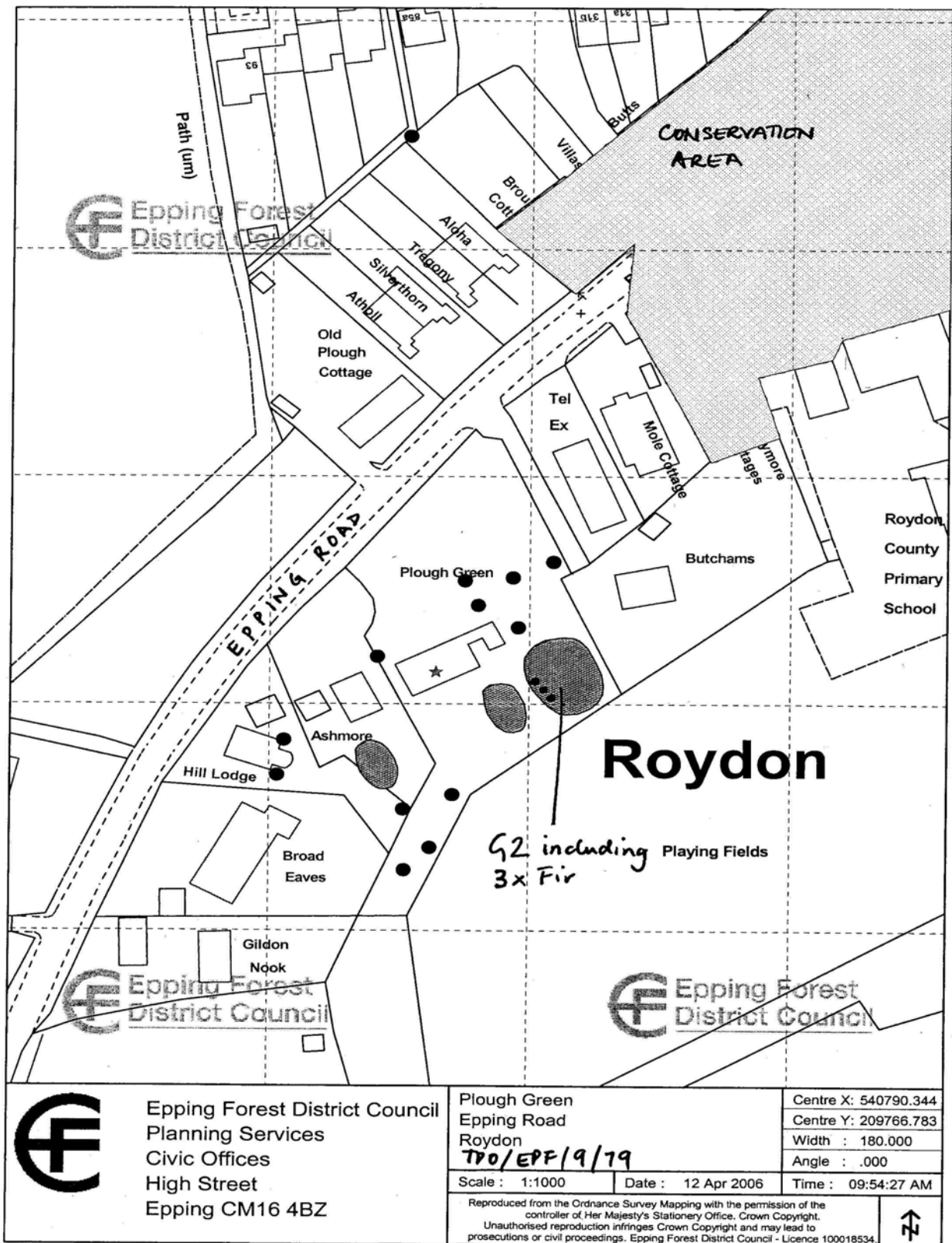
Summary of Representations:

No objections have been received.

Summary

There appear to be justifiable grounds to allow felling, based on the proposal to improve this area for wildlife and more suitable trees

It is therefore recommended to allow the felling of these three trees on the condition that suitable replacements are replanted within the copse area.



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