

Supplementary Committee Agenda



**Epping Forest
District Council**

Area Planning Subcommittee South Wednesday, 26th January, 2011

Place: Roding Valley High School, Brook Road, Loughton, Essex
IG10 3JA

Time: 7.30 pm

Democratic Services: Mark Jenkins (The Office of the Chief Executive)
Tel: 01992 564607 Email: mjenkins@eppingforestdc.gov.uk

- 6. ANY OTHER BUSINESS (Pages 3 - 4)** To consider the attached report in conjunction with Item 3 (under Development Control) – EPF/2566/10 10 St. John's Road, Loughton IG10 1RZ

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Report to Area Plans South Sub-Committee

Date of Meeting: 26 January 2011

Committee Report CONFIRMATION OF TREE PRESERVATION ORDER EPF/115/10 10 St Johns Road, Loughton

Recommendation :

That Tree Preservation Order 115/10 is confirmed without modification

Background :

A planning application was received for the demolition and replacement of a dwelling on this site. The submitted drawings did not show the retention of this tree in the final plans. The willow tree is a prominent feature within the street scene and the tree is considered to have a high visual amenity value.

Since the making of this Order an application for the felling of the willow has been received (EPF/2566/10). That application is being presented at this Committee and the decision on that application will need to be considered in conjunction with the confirmation of this Order.

The Grounds of Objection :

Two objections has been received, one from the owners of the existing property via their Landscape Architect, the second from the potential purchaser of the property. The reasons for the objection are ;

- 1- It is a poor specimen with several defects and has a limited life expectancy.
- 2- It is an unsuitable species of tree to have close to a residential property.
- 3- It blocks light from the existing property
- 4- Its branches are touching the telephone wires, and obstruct the use of the driveway.

The Director of Planning and Economic Development comments as follows:

1 – This is a small, but mature willow tree currently 10 metres in height. It has had a history of pollarding. However, it has had no work undertaken for several years now, which has resulted in its current congested and contorted form.

The applicant points out that there is a bulge on the main stem at approximately 1.2 metres from ground level and the main branches are 'dog legged'. Neither of these would be considered unusual given the pollarding history of the tree. No evidence of internal decay inspection has been submitted to support the claim of a defective stem. It is considered that the tree has a safe useful life expectancy of 20+ years.

2 – Planning consent has been granted for the demolition and replace of the existing property. Foundations for the new property will take the root system of the tree into account and any future potential subsidence risk will be reduced. At the present time we have not been made aware of any adjacent properties suffering damage as a result of this tree.

3 – regular pruning will reduce shading, which appears to be relatively minor even with the tree at its current size.

4 - The branches are touching the telephone wires and currently overhanging the driveway. Both of these issues could be satisfactorily addressed by repollarding the tree.

Conclusion :

It is recommended that the Order is confirmed without modification. Should Members be minded to grant consent for EPF/2566/10 confirmation of the TPO is nevertheless recommended to assist in securing replacement planting.