

# **Report to the Area Plans Sub-Committee South**



**Epping Forest  
District Council**

**Date of meeting: 2 July 2008.**

**Subject: Confirmation of Tree Preservation Order EPF/08/08 –  
224-230 Queens Road, Buckhurst Hill.**

**Responsible Officer: Elizabeth Haines (01992-564452).**

**Democratic Services Officer: Gary Woodhall ((01992-564470)).**

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## **Recommendation:**

**That Tree Preservation Order EPF/08/08 be confirmed without modification.**

## **Background:**

1. Tree Preservation Order EPF/08/08 was made to protect a beech tree in the rear garden of this site. The tree is marked T1 on the plan.
2. The Tree Preservation Order was made as a result of a planning application on this site. The purpose of this order is to ensure that the tree is given due consideration in respect of the application and during the course of development, should this application be granted.

## **Objection to the Tree Preservation Order:**

3. Four objections have been received, one from the developer and three from residents of the properties within the site. Taken together, the grounds of the objections are as follows:
  - (i) the tree is a poor specimen and not very healthy;
  - (ii) the tree causes shading to the garden;
  - (iii) the tree is not aesthetically pleasing; and
  - (iv) the tree does not have public amenity value.

## **Comments of the Director of Planning & Economic Development:**

4. The detailed response to the grounds of objection is set out below:
  - (a) According to the submitted tree appraisal report, which has been carried out according to British Standard 5837:2005, the beech tree is a 'B' category tree (which means a tree of moderate quality and value, in such a condition as to make a significant contribution to public amenity). The report cites the tree as having a useful life expectancy of 20-40 years.
  - (b) It is accepted that the tree may cause shading to the garden, however this can be overcome by suitable and professional pruning. This can be controlled only if the tree is preserved.
  - (c) The question of whether the tree is aesthetically pleasing is subjective. This tree has been unprofessionally lopped in the past. However, if the tree is preserved, this will give the Council an opportunity to have some control over future pruning and eliminate unprofessional pruning.
  - (d) For a TPO to be made there has to be a contribution to public amenity, and normally this requires the trees to be publicly visible. This tree is visible by the users of Queens Road

and users of the adjacent public house and car park. It is considered that this tree makes an important contribution to the visual amenity of the area.

**Conclusion:**

5. It is important to ensure, in line with the Council's policies, that the most important trees are retained on sites due to be developed. It is considered that the beech tree selected for preservation contributes considerably to the green and well treed character of the landscape in this area. It is expedient to protect this tree in order to afford it due consideration in respect of the planning application and in the event of the application being granted on this site. Confirmation of the Order without modification is recommended.