

Report to Area Plans Sub-Committee East

Date of meeting: 7th December 2011



**Epping Forest
District Council**

**Subject: CONFIRMATION OF TREE PRESERVATION ORDER EPF/21/11 – 24
Cannons Lane, Fyfield**

Officer contact for further information: Melinda Barham (01992 564120)

Democratic Services Officer: Gary Woodhall (01992 564470)

Recommendation(s):

That Tree Preservation Order 21/11 is not confirmed

Background

1. A Planning application was received for the demolition of the existing dwelling, and the construction of a new dwelling. The submitted plans showed the loss of the majority of existing trees, and indicated limited replanting. This Order seeks to protect the most prominent trees on site, those selected were, two cypress, one cedar and a group of four beech. The Planning application was later withdrawn; a new one has yet to be submitted.

The Grounds of Objection

2. Three objections have been received, for the owner, the neighbour and the Parish Council. In general terms the reasons for the objection are;

- (a) Not all the trees are native, and are therefore out of keeping with the local area.
- (b) The trees are now too large for their current settings
- (c) The beech trees were originally planted as a hedge.
- (d) The trees are not 'special' and do not add value to the local landscape
- (e) A previously approved application for the site allowed the removal of these trees.

The Director of Planning and Economic Development comments as follows:

3. The plans submitted for a new house on the site only showed replacement landscaping to the front of the property, and nothing to the rear, this would have resulted in an overly dominant feature when viewed from the open farmland across the valley. That application was subsequently withdrawn.

4. Discussions have now taken place with the applicant and it has been confirmed that a new screen of native trees will be planted along the rear boundary of the land. These will be positioned such that the proposed 'green' property will still have a view over the fields but that the view back will be broken by the new plantings.

5. When a new application is received, should permission be granted, a landscaping condition will ensure adequate replanting will be undertaken to compensate for the current trees loss.

Conclusion:

6. It is recommended that the Order is not confirmed.