

**Report to Area Plans Sub-Committee
East**



Date of meeting: 24 October 2012

**Epping Forest
District Council**

**Subject: CONFIRMATION OF TREE PRESERVATION
ORDER EPF/11/12 – Beechwood, Theydon Road,
Epping**

Responsible Officer: Melinda Barham (01992 564120)

Democratic Services: Gary Woodhall (01992 564470).

Recommendation:

(1) That Tree Preservation Order 11/12 be confirmed without modification

Report:

1. Beechwood is at the junction with Theydon Road and Forest Side, Epping, and is adjacent to Epping Forest.

2. In 2010 an application was submitted for a new dwelling on this site. Prior to submitting the application the applicant felled a considerable number of mature trees to provide space in which to build the new dwelling. At that time, several of the mature trees that remained were protected by Tree Preservation Order TPO/EPF/01/10.

3. A new dwelling has now been constructed and the approved landscaping scheme to the front of the property has been completed.

4. This site is particularly sensitive as it is adjacent to Epping Forest and trees within this garden seek to provide an adequate and suitable green transition zone between the Forest and the built environment.

5. The purpose of this Order is to protect the newly planted trees to ensure a continuance of tree cover on the site for the long term. Trees T1 – T6 are all on the front boundary of the property, and over time will screen the new house. The beech (T7) is intended to become a future 'landmark' tree, the location for its planting has been chosen with this particularly in mind and because there is sufficient space around it for it to develop to its natural shape and size. There had been a visually important beech tree on this site, so it is particularly significant that a replacement is planted and retained in this location.

The Grounds Of Objection

6. One objection has been received from the owner of the property. The basis for the objection is that the trees are already protected by way of planning conditions and to make a Tree Preservation Order is excessive and unnecessary.

Comments of The Director Of Planning And Economic Development

7. It is acknowledged that the trees are currently protected by planning conditions, these conditions require that should any of the planting fail within 5 years that replacement planting be undertaken.

8. In making this Order the intention is to look at the long term retention of these new trees, well beyond the conditioned period of the planning conditions.

9. Given the significant tree loss that occurred on the site prior to an application for the new house being submitted, it is considered that in making this order the long term future of trees on this site will be secured, and that the new dwelling will be adequately screened.

Conclusion

10. Whilst the trees within this Order are all newly planted, the Order seeks to protect their long term future to retain a robust tree cover in this sensitive location adjacent to Epping Forest.

11. It is therefore recommended that the Order is confirmed without modification.