

Report to Area Plans Sub-Committee West



**Epping Forest
District Council**

Date of meeting: 4 June 2014

**Subject: CONFIRMATION OF TREE PRESERVATION ORDER
TPO/EPF/30/13 – Mulberry House, Sewardstone Road,
Chingford**

**Officer contact for further information: Melinda Barham (Ext 4120)
Democratic Services: Rebecca Perrin**

Recommendation(s):

That tree preservation order TPO/EPF/30/13 is confirmed with modification.

Background

1. This Tree Preservation Order was made following an outline planning application for the demolition of Mulberry House and the adjacent Picks Farm to allow for the construction of a school, 308 dwellings, a village hall and a public meadow with two lakes. No tree survey was submitted with the application, however a topographical survey identified the trees on the two sites. The indicative layout drawings did not show which trees were to be retained and which were to be removed, they were therefore all considered to be under threat of being felled for development purposes. Two separate Tree Preservation Orders were made, one on Mulberry House and one on Picks Farm. Objections have been received to both orders and a separate report on this agenda deals with the objection on Picks Farm.

2. This order protects a number of individual oaks and horse chestnuts and a mulberry tree within the rear garden of the Mulberry House.

3. The outline planning application (EPF/2097/13) is yet to be determined.

2.0 Objections / Representations

4. The owner of the property raised an objection to the order;

- a) There was one reason for objecting, this was that the mulberry tree was in a poor condition, and therefore not suitable for inclusion in the order.

3.0 The Director of Planning and Economic Development comments as follows:

5. Prior to the order being made a site visit had not been carried out, and therefore a detailed inspection of the trees had not been undertaken.

6. A site visit has now been undertaken. The mulberry is indeed in a poor condition, half the main stem is missing, and the resulting hollow has been filled with concrete. The tree has a limited life expectancy and low amenity value.

Conclusion

7. Given the declining condition of the tree, it is recommended that this tree is removed from the order and that the order is confirmed subject to modification.