

AGENDA ITEM NO: 8/4(a)

Parish:	West Rudham	
Purpose of report:	TO CONSIDER WHETHER TREE PRESERVATION ORDER 2/TPO/00609 SHOULD BE CONFIRMED, MODIFIED OR NOT CONFIRMED IN THE LIGHT OF OBJECTIONS	
Location:	Within the garden of: Dewberry Low, Lynn Road, West Rudham, PE31 8RW	
Case No:	2/TPO/00609	
Grid Ref:	581374 327875	Date of service of Order: 17 th June 2021

RECOMMENDATION - CONFIRM ORDER WITH MODIFICATION OF THE PLAN TO MOVE THE POINT INTO THE GARDEN OF DEWBERRY LOW

THE SITE

The mature Oak (T1), is situated in the rear garden of Dewberry Low, Lynn Road, West Rudham. This tree can be seen from Lynn Road. This tree contributes greatly to the setting of the area and to the wider landscape of the approach to West Rudham.

LDF CORE STRATEGY POLICIES

C12 - Environmental Assets

REASON FOR MAKING THE TREE PRESERVATION ORDER

Following a phone call from a concerned resident regarding the impending removal of the tree, and following a site visit, it was found that this tree has a high amenity value, not only for the immediate residents of Lynn Road, but the wider environment in general.

OUTLINE OF OBJECTIONS AND REPRESENTATIONS

Two letters of objection have been received, one from the owner of Dewberry Low, and one from a neighbouring property. One letter of support has been received. The objections are outlined below:

1. The tree has been certified as dangerous by a tree surgeon and liable to cause damage to my property and that of the neighbours.
2. The question of amenity value has been raised; ...” *The tree is on private land and there are no public access routes to it or near it so I would question the amenity value”.*
3. *“We have lived [In the neighbouring property] for nearly 40 years and during this time this mature Oak has deteriorated. The trunk itself is very badly damaged and liable to come down with high winds and storms.”*

RESPONSE TO OBJECTIONS AND REPRESENTATIONS

1. It is recognised that the Oak has a cavity in the stem with decaying timber, I am of the opinion that a 4-5m overall crown reduction would remove a large amount of weight from the crown, whilst allowing the resource of the tree to remain. It is worth noting that trees of this age and stature are considered highly prized for their contribution to biodiversity and wildlife in general.
2. Amenity value is wider than just the owners/neighbouring properties. This mature Oak can clearly be seen from both Lynn Road and Lynn Fields and adds greatly to the local landscape.
3. Please see point 1.

LETTER OF SUPPORT

A letter of support has been received from a neighbour and is summarised below:

1. The Oak tree is a beautiful specimen and home to numerous birds and wildlife I general.
2. The neighbour has many out buildings/greenhouses in close proximity to the tree and has never felt the buildings were under threat from the tree, and it has survived many storms in the past.

CONCLUSIONS

In conclusion, this tree contributes greatly to the character and appearance of the street scene and the local area, both now, and into the future. It is considered that the reasons put forward by the objector are of insufficient weight to overcome the harm to the character and appearance of the locale that would occur should these trees be removed, No evidence has been supplied to show the extent of the decay within the stem. It is therefore recommended that the order is confirmed.

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Background Papers

TPO file reference: 2/TPO/00609

Appendix 1: Copy of scoring assessment

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