

7.02 Reference: TPO/15/2011

Objection to Tree Preservation Order number 15 of 2011

Located at Manor House Gardens, Edenbridge

ITEM FOR DECISION

This report sets out details of objections received to this order.

RECOMMENDATION:

That the Tree Preservation Order No 15 of 2011 be confirmed with 1 minor amendment.

The Site and Background

- 1 Tree Preservation Order (TPO) No. 15 of 2011 relates to several trees located within the estate of Manor House Gardens, Edenbridge.

- 2 This order has been served to replace the original order (TPO 01/1965) following a review of existing preservation orders throughout the district. This new order has been served to reflect the changes which have occurred throughout the estate since the original order was served. Several trees have been included which were not protected by the original TPO.

Representations

- 3 An objection to the TPO has been received from the owner/resident of 13 Manor House Gardens. The resident objects on the grounds that tree T7 has been wrongly plotted on the plan within the TPO. It is described in the schedule as being within the rear garden of Chusan, Manor House Gardens, when in actual fact it is situated within the rear garden of number 5 Manor House Gardens. The resident also objects on the grounds that they feel this tree is too large and situated in the wrong place and considers it to be a danger. He is also concerned that climate change could result in this tree falling across several properties.

- 4 In response to the objection, it should be pointed out that this tree is currently protected by the original TPO. This original order would remain should the new order not be confirmed. No evidence has been provided to show that this tree constitutes a risk to neighbouring persons or property. The responsibility of ensuring this tree does not pose a threat rests with the tree owner. An application to carry out reasonable pruning works would be looked upon favourably. The positioning of this tree is as shown upon the TPO drawing. It is currently inaccurate to only a few feet. Government guidance allows for this and only requires the tree to be located via the drawing, this it clearly does. It

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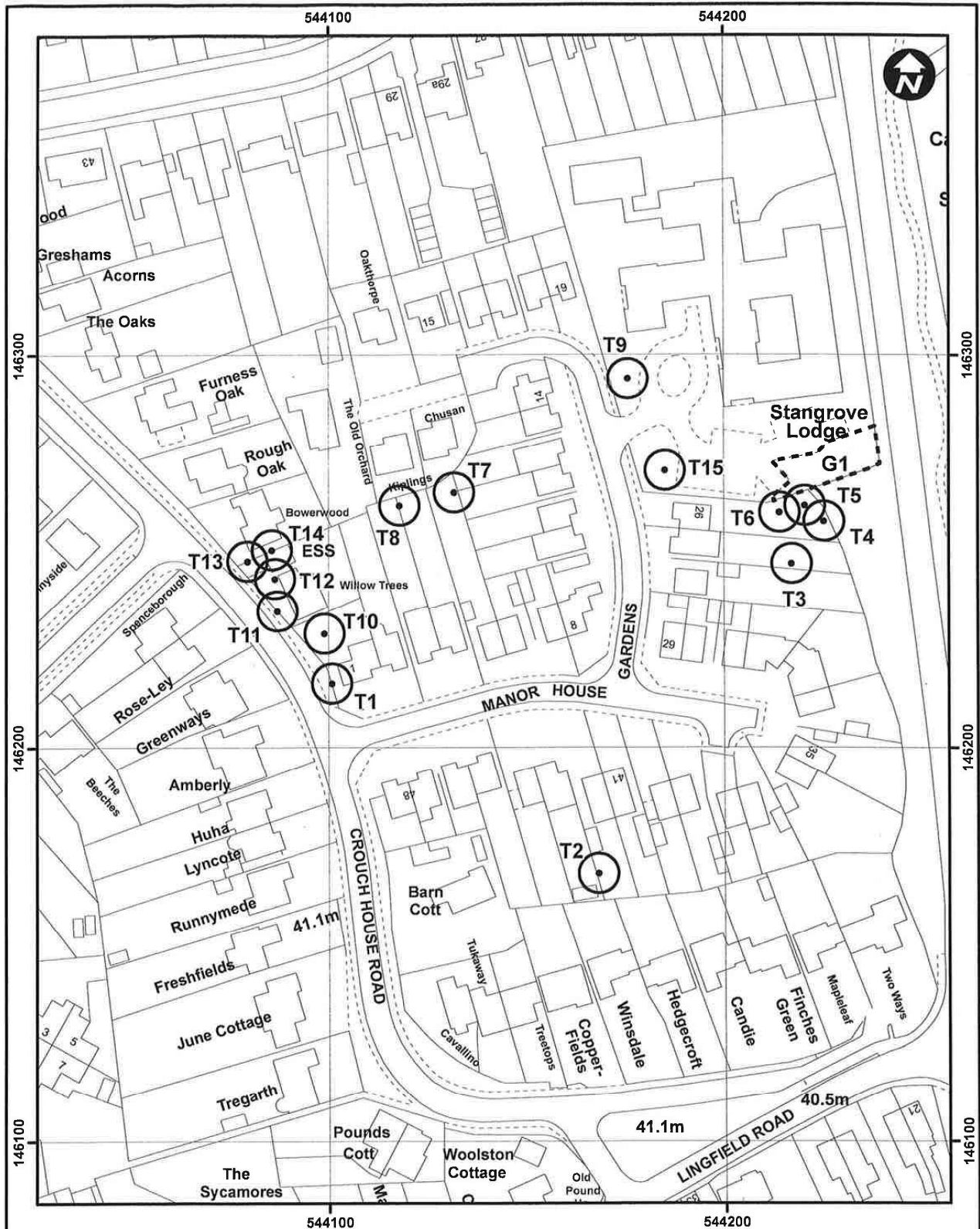
would be acceptable to amend the schedule to show the correct address for tree T7 at the time of confirmation..

Conclusion

- 8 Given the aforementioned information. It is suggested that the details as provided within the objection to this TPO are not founded. It is my recommendation therefore that TPO 15 of 2011 should be confirmed with minor amendment as described above. Please find attached TPO/15/2011.

Contact Officer(s): Mr L Jones Arboricultural & Landscape Officer
Extension 7289

Kristen Paterson
Community and Planning Services Director



Sevenoaks
DISTRICT COUNCIL

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Tree Preservation Order

TPO 15 (2011)

Manor House Gardens, Edenbridge

Scale: 1:1,250
Date: 04/10/2011

Produced by the GIS Team, Sevenoaks District Council

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SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually

(encircled in black on the map)

<u>Reference on Map</u>	<u>Description</u>	<u>Situation*</u>
T1	Pine	Situated within the front garden of 1 Manor House Gardens, Edenbridge.
T2	Oak	Situated on the boundaries of no.'s 42 & 43 Manor House Gardens, Edenbridge.
T3	Horse Chestnut	Situated within the rear garden of 27 Manor House Gardens, Edenbridge.
T4	Oak	Situated within the rear garden of 26 Manor House Gardens, Edenbridge.
T5	Oak	Situated within the rear garden of 26 Manor House Gardens, Edenbridge.
T6	Pine	Situated within the rear garden of 26 Manor House Gardens, Edenbridge.
T7	Oak	Situated within the rear garden of Chusan, Manor House Gardens, Edenbridge.
T8	Maple	Situated within the rear garden of Kiplings, Manor House Gardens, Edenbridge.
T9	Oak	Situated on the western boundary of Stangrove Lodge, Manor House Gardens, Edenbridge.
T10	Oak	Situated to the rear of Willow Trees, Crouch House Road, Edenbridge.
T11	Oak	Situated within the front garden of Willow Trees, Crouch House Road, Edenbridge.
T12	Oak	Situated within the front garden of Willow Trees, Crouch House Road, Edenbridge.
T13	Maple	Situated on the northern boundary of Willow Trees, Crouch House Road, Edenbridge.
T14	Maple	Situated on the northern boundary of Willow Trees, Crouch House Road, Edenbridge.
T15	Oak	Situated on the southern boundary of Stangrove Lodge, Manor House Gardens, Edenbridge.

Trees specified by reference to an area

(within a dotted black line on the map)

<i>Reference on Map</i>	Description	<u>Situation*</u>
	None	

Groups of trees

(within a broken black line on the map)

<i>Reference on Map</i>	Description	<u>Situation*</u>
G1	7 Oak trees	Situated on the south eastern boundary of Stangrove Lodge, Manor House Gardens, Edenbridge.

Woodlands

(within a continuous black line on the map)

<i>Reference on Map</i>	Description	<u>Situation*</u>
	None	

* complete if necessary to specify more precisely the position of the trees.