

## **5.1 Objection to Tree Preservation Order number 04 of 2015**

**Located at land to the south east of Wells Place, Westerham, Kent**

### **ITEM FOR DECISION**

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

### **RECOMMENDATION**

That the Tree Preservation Order No 04 of 2015 be confirmed with one amendment.

### **The Site and Background**

- 1 Tree Preservation Order (TPO) No 04 of 2015 relates to several trees situated to the south of Wells Place, Westerham.
- 2 These trees were protected following a notification (SE/15/00548/WTCA) to remove them. This notification brought these trees to our attention. They are situated in a prominent location as they can be seen from public footpath (SR348) that is situated to the rear of Wells Close. They also provide an effective screen between these properties and the footpath. Their removal would have a negative impact on the amenity of the local area. TPO 04 was served in order to afford them continued protection following this notification.

### **Representations**

- 3 An objection to the serving of the TPO has been received from Mr S Tricks of 8 Wells Place, Westerham. Mr Tricks objects to the serving of the order, in particular T1, the Pine tree. Mr Tricks objects on the grounds that T1 overhangs a private parking area in a precarious manner and can only be seen by the residents of Wells Close. In order to remove brambles from land to the rear, T1 would have to be removed to be able to carry out these works. Its loss would not be noted. Mr Tricks is willing to plant a replacement tree close to the site of the original.
- 4 In response to the objection raised by Mr Tricks, T1 can be seen from the public footpath to the rear of Wells Close. This was one of the better trees when the site was inspected prior to the serving of the TPO. Its loss would be noted. Any replacement would take a considerable time to become established. With regards to the issue of access to carry out maintenance works, this could be achieved by carrying out pruning works, such as the removal of low branches etc. With regards to the matter of the tree leaning, the Pine tree appeared to be in a sound and healthy condition at the time of inspection.
- 5 As further note, the section of land located to the south east of Wells Close and the north west of SR 348, has recently been divided into three lots and sold to nearby residents. I have been informed that alterations to the individual plots are proposed according to the new owners' individual needs. Such changes will involve various degrees of vegetation clearance. Such clearance will make the Pine tree more visible.

- 6 Late information received regarding the poor condition of T7 suggests that it should be removed from the order and it's retention should not be insisted upon.

**Conclusion**

- 5 Given the aforementioned information. It is suggested that the details as provided within the objections to this TPO are not strong enough reasoning to leave these prominent trees without any formal protection. It is my recommendation therefore that TPO 04 of 2015 be confirmed with the amendment that T7 be removed from the order.

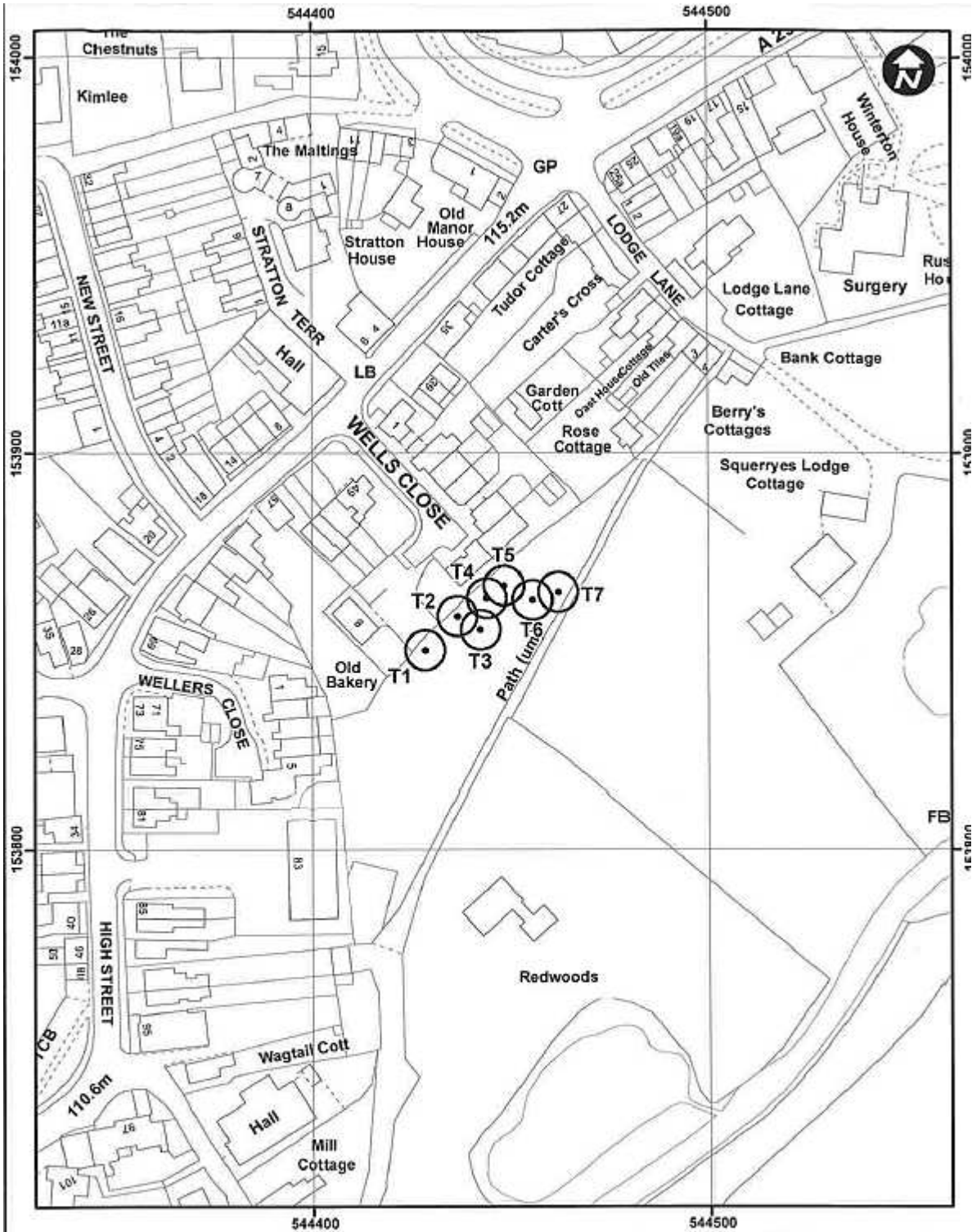
Please find attached TPO/04/2015 (Appendix 1).

**Contact Officer(s):**

Mr L Jones Arboricultural & Landscape Officer

Extension 7289

**Richard Morris**  
**Chief Planning Officer**



  
**Sevenoaks**  
 DISTRICT COUNCIL  
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 Ordnance Survey 100016428.

<b>Tree Preservation Order</b>	
TPO 4 (2015)	Scale: 1:1,250 Date: 19/03/2015
Land to the South of Wells Place, Westerham	
<small>Produced by the GIS Team, Sevenoaks District Council</small>	

**SCHEDULE 1**

**SPECIFICATION OF TREES**

**Trees specified individually**  
(encircled in black on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
T1	Pine	To the rear of 8 Wells Place, Westerham, Kent.
T2	Holly	To the rear of 7 Wells Place, Westerham, Kent.
T3	Sycamore	" " " "
T4	Sycamore	" " " "
T5	Sycamore	" " " "
T6	Sycamore	To the rear of 6 Wells Place, Westerham, Kent.
T7	Sycamore	To the rear of 6 Wells Place, Westerham, Kent.

**Trees specified by reference to an area**  
(Within a dotted black line on the map)

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

**Groups of trees**  
(Within a broken black line on the map)

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

**Woodlands**  
(Within a continuous black line on the map)

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

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