

5.2 - TPO 13 OF 2019

PROPOSAL: That TPO 13 of 2019 is confirmed with an amendment that deletes tree numbers 1, 2 & 4.

LOCATION: The Laurels, Greenlands Road, Kemsing, TN15 6PH

WARD(S): Kemsing

ITEM FOR DECISION

TPO 13 of 2019 has been served in response to a report of mature trees about to be felled.

RECOMMENDATION: It is therefore recommended that TPO 13 of 2019 be **AMENDED** to remove tree numbers 1, 2 and 4 and that the remaining Oak (T3) be confirmed.

Description of Site

- 1 The Laurels is a detached bungalow located at the southern end of a cul-de-sac accessed from Noah's Ark. The properties at this end of the road enjoy large gardens with The Laurels having one of the largest. The mature trees included within this order are located generally within the north-eastern corner of the rear garden, which is over 25 metres from the rear elevation of the bungalow.

Description of Proposal

- 2 That TPO 13 of 2019 is confirmed with an amendment that deletes tree numbers 1, 2 & 4

Policies & Material Considerations

- 3 National Planning Policy Framework (NPPF)
- 4 National Planning Policy Guidance (NPPG).

Constraints

- 5 The following constraints apply:
 - TPO 13 of 2019
 - Metropolitan Green Belt

Chief Planning Officers Appraisal

- 6 Following the serving and the subsequent comments made to it, officers visited the site to make their own assessment. In general, “The Laurels” and other nearby properties have mature planting marking their boundaries. This offers limited views across the rear gardens of properties. As these addresses are located within a cul-de-sac, there is also a limited presence of passers-by and public viewpoints. Officers therefore agree with the objectors in that tree numbers 1, 2 and 4 should not be protected under the aforementioned order. Tree number 3 is located immediately adjacent to the rear eastern boundary and can, unlike the other internally located trees, be seen from afar.

Details leading to the serving of the TPO.

- 7 It was reported to us by a local resident that the owner of “The Laurels” had recently passed away. We were also informed that a developer was looking to purchase this property as it allowed access to land to the rear. It was also reported that general vegetation removal was proposed throughout. A colleague visited and identified the four trees referred to within the above named order and subsequently served TPO 13 of 2019.

Objections to the serving of the TPO.

- 8 Three objections to the serving of the order have been received. Residents of both immediately adjacent properties have objected on the grounds that tree numbers 1, 2 and 4 offer very limited amenity value as they can only be seen by a small number of residents and only from obscure viewpoints. An objection to the order has also been received from Broad Oak Tree Consultants Ltd who have confirmed the neighbours’ concerns in a more formal manner that the trees offer limited visual amenity value.

Support to the serving of the TPO.

- 9 One letter of support for the serving of the order has been received stating that the trees are mature and refers to the benefits that mature trees offer to the environment.

Conclusion

- 10 The issues raised by those objecting to the protection of trees located internally to the garden of “The Laurels” due to their lack of visual amenity is justified. The continued protection of tree number 3 due to its stature and its location, which can be viewed by residences to the east, is also justified

Recommendation

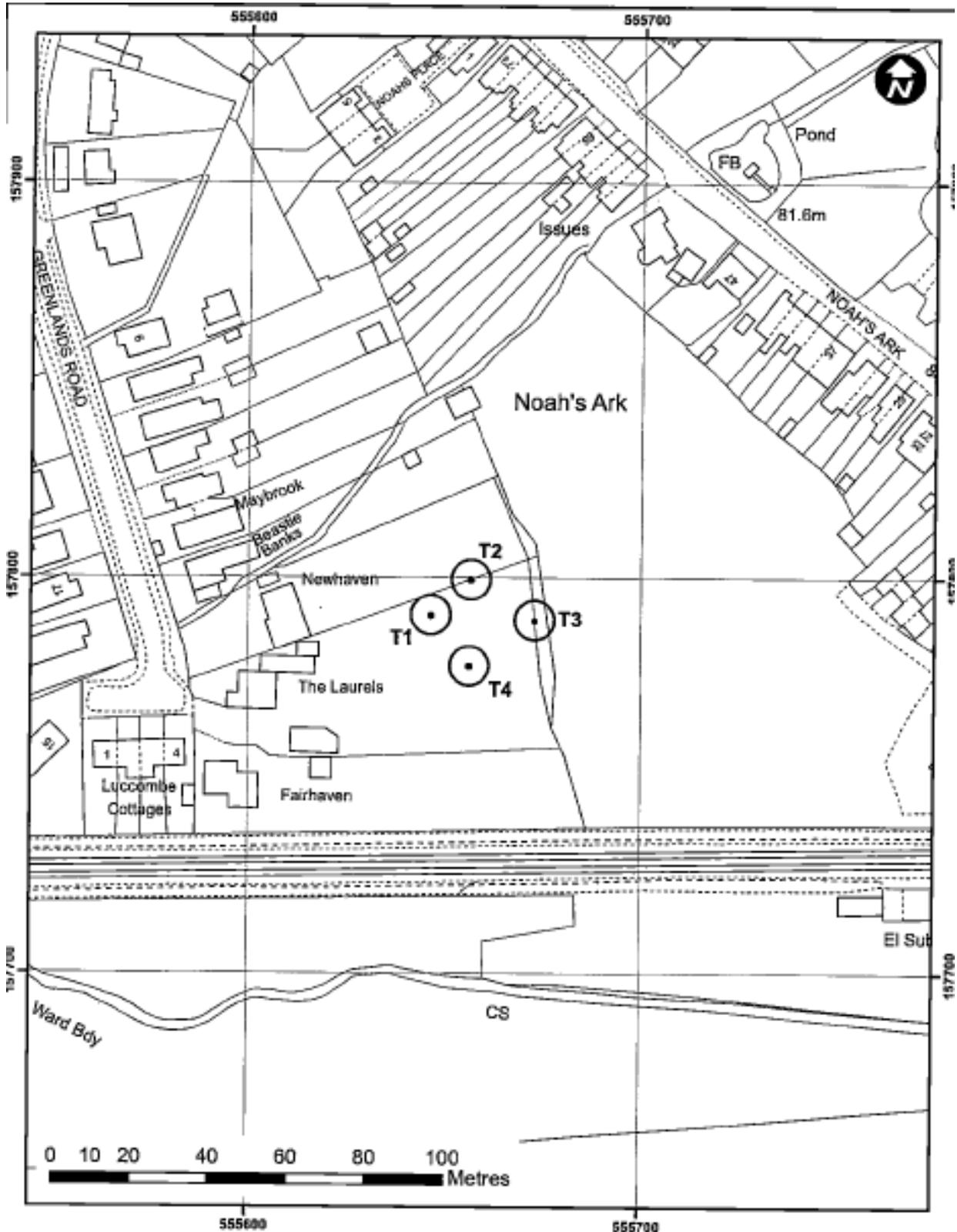
- 11 It is therefore recommended that TPO 13 of 2019 be amended to remove tree numbers 1, 2 and 4 and that the remaining Oak (T3) be confirmed.

Background Papers

TPO plan with Schedule 1 attached as Appendix 1

Contact Officer(s): Les Jones 01732 227000

Richard Morris
Chief Planning Officer



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	TPO 13 (2019)	Scale: 1:1,250 Date: October 2019
	The Laurels, Greenlands Road, Kemsing, Kent, TN15 6PH	

Produced by the GIS Team, Sevenoaks District Council

(Item 5.2)

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	Scots Pine	Situated on the northern boundary of The Laurels, Greenlands Road, Kemsing.
T2	Oak	Situated on the northern boundary of The Laurels, Greenlands Road, Kemsing.
T3	Oak	Situated on the eastern boundary of The Laurels, Greenlands Road, Kemsing.
T4	Oak	Situated within the rear garden of The Laurels, Greenlands Road, Kemsing.

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.