

## 5.1 - Objection to Tree Preservation Order number 16 of 2012

### Located at West Cottage, High Street, Leigh

#### **ITEM FOR DECISION**

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

#### **RECOMMENDATION:**

That the Tree Preservation Order No 16 of 2012 be confirmed without amendments.

#### The Site and Background

- 1 Tree Preservation Order (TPO) No. 16 of 2012 relates to a Maple tree situated at West Cottage, High Street, Leigh.
- 2 This tree was protected following a Conservation Area notification (SE/12/02018/WTCA) to remove it. Although situated within the rear garden of the property, this tree is very prominent in this part of Leigh and can clearly be seen from the High Street and the footpath to the burial ground and Village Hall. The removal of this tree would have a negative impact on the amenity of the local area. TPO 16 was served in order to afford it continued protection.

#### Representations

- 3 An objection to the TPO has been received from Mrs Wood, the owner of the property. Mrs Wood objects on the grounds that the Maple is of low amenity value due to its location within the rear garden of their property and its restricted view. Mrs Wood also objects on the grounds that this tree has a negative impact on her property due to the shade cast by the Maple.
- 4 Another objection has been received from Mrs McDowall of Pump Cottage, High Street, Leigh, a neighbouring property. Mrs McDowall objects on the grounds it will become too large for its location and may damage the boundary fence as it increases in girth. Mrs McDowall also claims that this tree prevents the sunshine reaching her property and obstructs views from Pump Cottage. Mrs McDowall states that this tree is not a native species and is not an amenity to the local area.
- 5 In response to the objection, this tree can clearly be seen from the public footpath and main highway. Its loss would be detrimental to the local amenity. The issue of light obstruction, obstruction of views or the tree becoming too large, could be overcome by carrying out pruning works such as crown thinning or a crown reduction. Although this species is not native, it still offers visual amenity to the local area.

#### In conclusion

- 5 Given the aforementioned information. It is suggested that the details as provided within the objection to this TPO are not strong enough reasoning to leave this

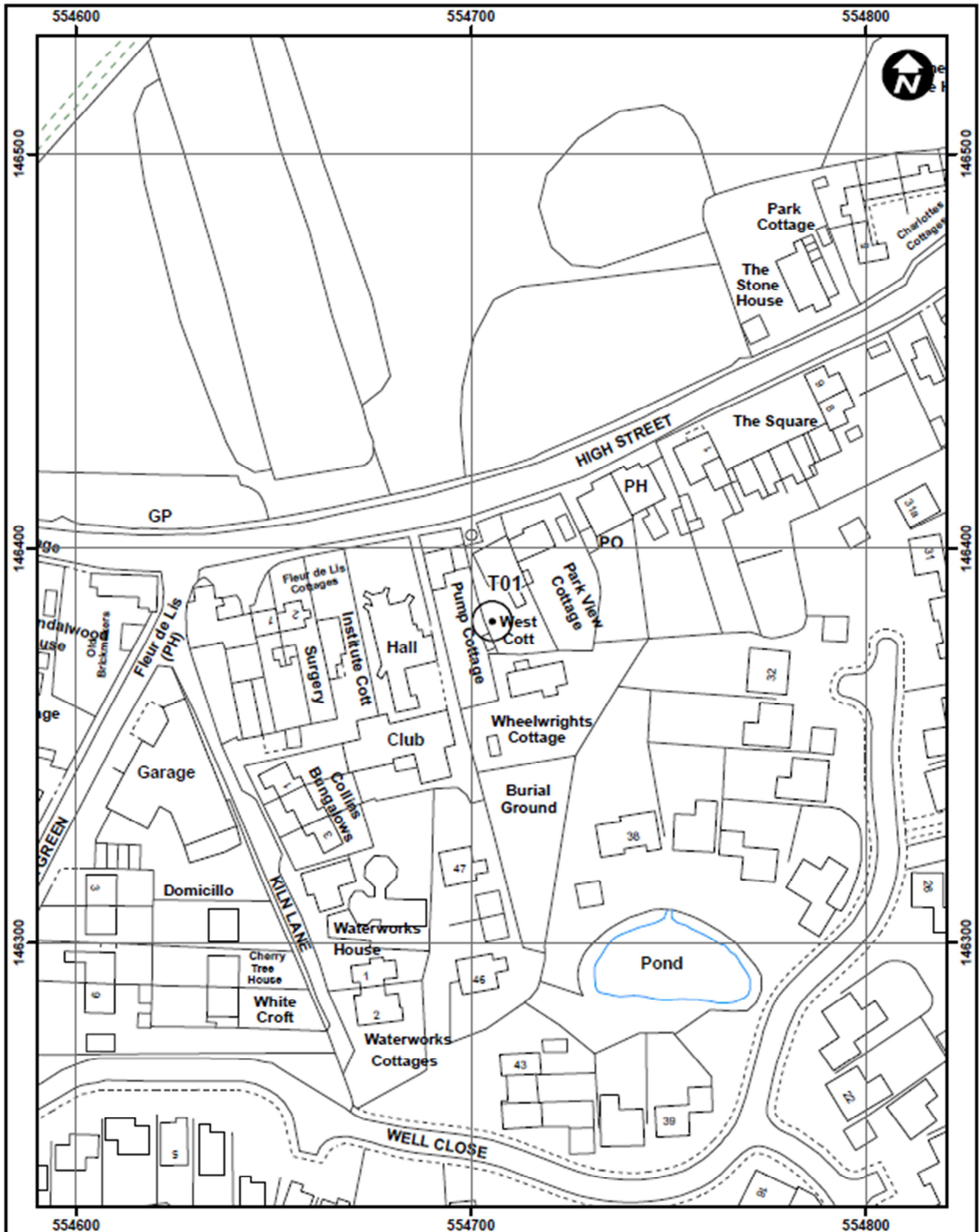
prominent tree without any formal protection. It is my recommendation therefore that TPO 16 of 2012 be confirmed without amendments. Please find attached TPO/16/2012 (Appendix 1).

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 16 (2012)                    | Scale: 1:1,250<br>Date: 22/08/2012 |
| West Cottage, High Street, Leigh |                                    |

Produced by the GIS Team, Sevenoaks District Council

**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                      | Maple              | Situated on the western boundary of West Cottage, High Street, Leigh. |

**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.