


TREE PRESERVATION ORDERS

New Tree Preservation Order Request

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Officer recommendation:	CPD	12.05.24
Manager/HoS Authorisation		14.05.24
Admin checks / despatch completed		

Enquiry No: 4

Date received: 12 April 2024

Site visit: 10 Aug 2023 and 8 May 2024

Town / Parish: Frating

Application No. 24/00349/FUL

Address:

Holly Farm
Main Road
Frating
Essex

1. Site Description

The application site is set back from the highway and the Oak tree is situated in the on the eastern boundary of the land affected by the above planning application. The tree is adjacent to the Public Right of Way on the edge of the agricultural land to the east of the application site.

2. Tree

1 Oak

3. Officer Appraisal

Purpose of report

A potential threat to the tree has been noted during site visits resulting from an internal consultation in relation to Planning Application 24/00349/FUL.

The tree is situated in the eastern boundary of a plot of land set out in planning application 24/00349/FUL. The application is for the 're-use of agricultural buildings to create 3 single dwellings, the erection of 2 garages and the demolition of redundant building'. The tree is numbered T31 – Oak on the Arboricultural Implications Assessment (AIA) submitted in support of

the application and is shown as retained on the Block Plan submitted as part of the planning application.

The main issue is that the Root Protection Area (RPA) of the tree extends beneath one of the existing buildings and roots could be adversely affected by the proposed development.

A site visit was first made on 29 April 2024 and a second visit was made on 8 May 2024 accompanied by the Planning Case Officer – Mrs Amy Lang.

The site visits and inspection of the tree was made as part of the internal consultation process with the second visit made specifically to consider the health, condition and amenity value of the tree, to assess the possible threat to its viability and to determine whether it merits formal legal protection by means of a Tree Preservation Order.

Amenity

The tree features prominently in the public realm and appears, from a visual inspection from the ground, to be in good condition. It has a well-formed branch structure and appears to be free of any significant pest or pathogen. No works to the tree have been carried out recently and the tree has a natural appearance typical of its species.

In terms of the amenity value of the tree the contribution that it makes to the character and appearance of the locality is high.

The tree has no obvious structural defects and has a long safe useful life expectancy.

A TEMPO (Tree Evaluation Method for Preservation Orders) assessment of the tree was made at the time of the site visit and is annexed to this report.

A copy of my comments (Formal Planning Consultation) on the planning application No. 24/00349/FUL are annexed to this report.

Threat to tree

The main issue that could compromise the health of the tree is that its Root Protection Area (RPA) extends beneath one of the existing buildings and roots could be adversely affected by the proposed development.

The roots of the tree could be damaged during the development process and the proximity of the tree to the building is such that a satisfactory juxtaposition between the renovated building and the tree will not be achieved by the proposed development layout.

Suitability for TPO

The Oak is a mature healthy specimen that features relatively prominently in the public realm. It scores highly on the TEMPO assessment. The tree merits formal legal protection by means of a Tree Preservation Order.

Recommendation

New TPO to be made.

Has the decision been published?	YES	NO
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