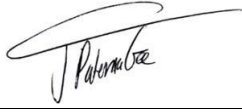


TREE PRESERVATION ORDERS

New Tree Preservation Order Request

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Officer recommendation:	CPD	12.11.24
Manager/HoS Authorisation		14.11.24
Admin checks / despatch completed		

Enquiry No: 5

Date received: 21 October 2024

Site visit: 30 October 2024

Town / Parish: Elmstead

Application No. 24/01507/FUL

Address:

Land Adjacent
55 Church Road
Elmstead

1. Site Description

The application site is agricultural land adjacent to the highway. The main body of the land does not contain any trees. It is adjacent to existing housing and there are four large Oaks situated in hedgerow on the western boundary adjacent to Church Road.

2. Trees

4 Oaks

3. Officer Appraisal

Purpose of report

A potential threat to the trees has been noted during a site visit resulting from an internal consultation in relation to Planning Application 24/01507/FUL.

The trees are situated on the western boundary of a plot of land that is the subject of planning application 24/01507/FUL. The application is for the 'erection of 6 self-build bungalows and associated infrastructure. The trees are numbered T1 to T4 – Oak on the Preliminary Arboricultural Implications Assessment (AIA) Plan submitted in support of the application and are shown as retained on the Block Plan also submitted as part of the planning application.

The main issue is that the access arrangements for vehicles will result in an incursion into the Root Protection Areas (RPAs) of T2 and T3. This means that the trees could be adversely affected by the proposed development.

A site visit was made on 30 October 2024.

The site visit and inspection of the trees was made as part of the internal consultation process specifically to consider the health, condition and amenity value of the trees, to assess the possible threat to their viability and to determine whether they merit formal legal protection by means of a Tree Preservation Order.

Amenity

The trees feature prominently in the public realm and appear, from a visual inspection from the ground, to be in good condition. They have reasonably well-formed branch structures and appear to be free of any significant pest or pathogen. No works to the trees have been carried out recently and the trees have a natural appearance typical of their species.

In terms of the amenity value of the trees the contribution that they make to the character and appearance of the locality is high.

The trees have no obvious structural defects and have a long safe useful life expectancy. The AIA recommends an annual inspection of T2 as there are 'bleeds' on the main stem that could be an early sign of Acute Oak Decline.

A TEMPO (Tree Evaluation Method for Preservation Orders) assessment of the trees was carried out 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. 24/01507/FUL are annexed to this report.

Threat to trees

The main issue that could compromise the health of two of the trees (T2 and T3) is that the Root Protection Areas (RPAs) extends into an area where vehicular access is required and consequently tree roots could be adversely affected by the proposed development.

The roots of the tree could be damaged during the development process.

Suitability for TPO

The Oaks are mature healthy specimens that feature relatively prominently in the public realm. They all score highly on the TEMPO assessment. The trees merit formal legal protection by means of a Tree Preservation Order.

Recommendation

New TPO to be made in respect of 4 Oak trees.

Has the decision been published?	YES	NO
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