![Spelthorne Means Business logo]

	Tree Preservation Order
TPO No.	TPO 261/2018
Site Address	Street corner of Leacroft Close, adj to 51 Leacroft, Staines-upon-Thames, TW18 4PB
Date Served	22 November 2018
Expiry Date	22 May 2019
Ward	Staines
Executive Summary	Confirmation of TPO 261/2018
Recommended Decision	Confirm without modification

MAIN REPORT

1.   Details of Order

1.1   On 22 November 2018 Tree Preservation Order 261/2018 was served with immediate effect to protect one London Plane tree on this site.

2.   Background

2.1   The tree is located on the street corner of Leacroft Close, adjacent to 51 Leacroft, Staines-upon-Thames.

2.2   Following receipt of planning application 18/01468/FUL for the demolition of existing buildings and redevelopment of the site with a three storey apartment building comprising 9 no two-bedroom units with associated car parking, landscaping and amenity space, the tree officer assessed the tree.

2.3   Although the planning application did not show the tree to be removed the Tree Officer considered that in order for the development to go ahead there would be a significant threat to the tree as the crown would require a significant amount of pruning back on one side.

2.4   Assessment of the tree showed it to be mature, healthy and stable with no obvious defects and with a full balanced crown structure. The tree is very prominent in the street scene from Leacroft and Leacroft Close. The Tree Officer therefore recommended that a TPO should be made to ensure its long term protection.

2.5   A TPO was therefore served to protect the London Plane tree because of its 'significant contribution to the visual amenities of the locality'.

2.6   The planning application was subsequently withdrawn in March 2019.

3.   Third Party Representations

3.1   As required under the legislation all affected parties were served with copies of the Tree Preservation Order. No representations have been received.

4.   Recommendation

4.1   Tree Preservation Order 261/2018 be confirmed without modification.