

Planning Committee

24 June 2020



	Tree Preservation Order
TPO No.	TPO 265/2020
Site Address	Littleton Recreation Ground Laleham Road Shepperton TW17 0JS (r/o 55 Squires Bridge Road)
Date Served	11 February 2020
Expiry Date	10 August 2020
Ward	Laleham and Shepperton Green
Executive Summary	Confirmation of TPO 265/2020
Recommended Decision	Confirm without modification

MAIN REPORT

1. Details of Order

- 1.1 On 11 February 2020 Tree Preservation Order 265/2020 was served with immediate effect to protect one Oak on this site.

2. Background

- 2.1 The tree is located in Littleton Recreation Ground Laleham Road Shepperton TW17 0JS very close to the rear boundary of 55 Squires Bridge Road and is prominent within the park and from the adjoining public highway.
- 2.2 A planning application (19/01727/FUL) for the erection of two semi-detached dwellings on land at the rear of 55 Squires Bridge Road was submitted in December 2019. Because the tree is so close to the boundary a major part of the Root Protection Area (RPA) could be affected and the crown spread would significantly overshadow the garden space at the rear of the proposed dwellings. Although the arboricultural report submitted with the application acknowledged that the proposal will affect the RPA no specific measures were included to address this issue.
- 2.3 The Council's Tree Officer assessed the impact of the proposed development on the tree and concluded that it would have an unacceptable impact on the long term viability of the tree. Furthermore, the crown spread of the tree would dominate the small rear garden area of the proposed dwellings which

would inevitably give rise to requests to significantly reduce the crown spread of the tree.

- 2.4 The tree is in a safe and healthy condition and shows no obvious sign of disease or decay. It has a spreading crown that extends over the garden to the east. Although the tree is located within the Council's recreation ground, the adjoining owner could remove overhanging branches without consent and the likelihood of this happening would be greater if the proposed development were to proceed. To avoid this possibility it was considered appropriate to protect the tree by making a tree preservation order.
- 2.5 A number of representations from local residents concerning the planning application were received and one of these also specifically requested that a TPO be made to safeguard the tree.
- 2.6 Accordingly a TPO was made and served on 10 February 2020 to protect the oak tree because of its 'significant contribution to the visual amenities of the locality and the street scene'.
- 2.7 The planning application was refused on 17 February 2020 for reasons of overdevelopment, impact on the long term viability of the oak tree and on highways grounds. An appeal has been lodged against the Council's decision but an Inspector is yet to be assigned to the appeal.

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 within the statutory period. It is therefore recommended that the TPO be confirmed as an unopposed order.

4. Recommendation

- 4.1 Tree Preservation Order 265/2020 relating to land at Littleton Recreation Ground Laleham Road Shepperton TW17 0JS (r/o 55 Squires Bridge Road) be confirmed without modification.