

Planning Committee

3 February 2021



	Tree Preservation Order
TPO No.	TPO 267/2020
Site Address	Land adj to 119 Penton Road, Staines-upon-Thames, TW18 2LL
Date Served	11 November 2020
Expiry Date	12 May 2021
Ward	Riverside & Laleham
Executive Summary	Confirmation of TPO 267/2020
Recommended Decision	Confirm without modification

MAIN REPORT

1. Details of Order

- 1.1 On 11 November 2020 Tree Preservation Order 267/2020 was served with immediate effect to protect one Plane tree and one Lime tree situated on the highway to the front of the land adjacent to 119 Penton Road, Staines-upon-Thames, TW18 2LL.

2. Background

- 2.1 A planning application (20/01092/FUL) for the 'erection of 2 x 3 bedroom detached dwellings with associated parking and amenity space' was submitted in September 2020.
- 2.2 Whilst the submitted plans show that the Plane tree and Lime tree at the front of the site would be retained, proposed parking spaces would be situated in front of the houses. It was considered that the hard surfacing and associated dropped kerbs would be likely to have an adverse impact upon the root systems of the trees which could threaten their long-term health and viability. To avoid this possibility and in the absence of any other mitigation, it was therefore considered appropriate to make a tree preservation order to ensure that the amenity value of these trees was preserved and that they could not be felled without good reason.
- 2.3 Both trees are highway trees and ultimately are the responsibility of Surrey County Council as Highway Authority. The Plane tree (T1) is situated to the west of the site boundary and would be located directly in front of the northern-most proposed dwelling. The Lime tree (T2) is situated just to the west of the site boundary and would be situated directly in front of the southern-most proposed dwelling.

- 2.4 Following receipt of the planning application the Council's Tree Officer assessed the trees and considered that both appeared to be healthy and stable with no signs of disease or decay and that they were highly prominent in the street scene. He therefore concluded that both trees were worthy of preservation.
- 2.5 Accordingly, a TPO was made and served on 11 November 2020 to protect the Plane tree and Lime tree because of their 'significant contribution to the visual amenities of the locality and the street scene'.
- 2.6 The planning application was refused on 3 December 2020 for two reasons: One on flooding grounds, as a dry means of safe access and egress could not be provided; and secondly because the proposed development would have an unacceptable impact on the long term health and viability of the Plane tree and Lime tree.

3. Third Party Representations

- 3.1 As required under the legislation all affected parties, including the Highway Authority, 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 267/2020 relating to land adjacent to 119 Penton Road, Staines-upon-Thames, TW18 2LL be confirmed without modification.