

Planning Committee

15 September 2021



	Tree Preservation Order
TPO No.	TPO270/2021
Site Address	Land to north of Hanworth Road (Johnson and Johnson and Lok 'n Store), Hanworth Road, Sunbury on Thames, TW16 5LN
Date Served	21 April 2021
Expiry Date	21 October 2021
Ward	Sunbury Common
Executive Summary	Confirmation of TPO270/2021
Recommended Decision	Confirm without modification

MAIN REPORT

1. Details of Order

- 1.1 On 21 April 2021 Tree Preservation Order 270/2021 was served with immediate effect to protect one Oak Tree (T1) on a land to the north of Hanworth Road (Johnson & Johnson and Lok 'n Store), Sunbury-on-Thames, TW16 5LN.

2. Background

- 2.1 A planning application (ref. 20/01555/FUL) for the 'Demolition of existing buildings and structures and redevelopment of the site to include the erection of two new warehouse buildings for flexible use within Classes B2, B8 and/or light industrial (Class E), revised junction layout (A316 slip lane) and associated parking, servicing, landscaping and access and infrastructure works' was submitted in December 2020.
- 2.2 The Oak tree is mature and over 100 years old located on the northern boundary next to the aqueduct. During pre-application stage, the applicant was advised to retain the Oak tree, they however declined to do so as the tree's Root Protection Area (RPA) would have interfered with the new road layout.

- 2.3 Although the tree is sited at the rear and largely screened by existing buildings, the Council's Tree Officer considered that the subject tree to be a mature grade B category appearing to be healthy and stable with no signs of disease or decay, which is visible from parts of Bingley Road and Windsor Road. It will also be seen from the new and existing service road. The Tree Officer also considered that the subject tree will become more visible from Hanworth Road with the new development. The tree will also help soften the appearance of the development when viewed from the properties at the rear.
- 2.4 Given the subject tree was under immediate threat from removal due to the current application and reluctance of the applicant to change the plans, it was therefore considered appropriate to make a Tree Preservation Order. This was to ensure that the amenity value of this tree was preserved and that it could not be felled without good reason.
- 2.5 Accordingly, a TPO was made and served on 21 April 2021 to protect the Oak Tree (T1). Planning application 20/01555/FUL has not been determined.

3. Third Party Representations

- 3.1 As required under the legislation all affected parties, including Thames Water, 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 TPO270/2021 relating to Land to north of Hanworth Road (Johnson and Johnson and Lok 'n Store), Hanworth Road, Sunbury on Thames, TW16 5LN be confirmed without modification.