### **Public Document Pack**

Legal and Democratic Services



To: All Members of the Planning Committee

Dear Councillor

### PLANNING COMMITTEE - THURSDAY, 8TH NOVEMBER, 2018

Please find attached the following annexes for the meeting of the Planning Committee to be held on Thursday, 8th November, 2018. These were not included in the original Agenda pack published previously.

1. TREE PRESERVATION ORDER 461 - 70 BRACKEN PATH, EPSOM KT18 7SZ (Pages 3 - 8)

Annex 4 – Tree Evaluation

Annex 5 – Data Sheet

Annex 6 – Objection Letter 3

For further information, please contact Sandra Dessent, tel: 01372 732121 or email: sdessent@epsom-ewell.gov.uk

Yours sincerely

Chief Executive



# TREE EVALUATION METHOD FOR PRESERVATION ORDER AGENDA ) Item 3

#### SURVEY DATA SHEET & DECISION GUIDE

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T1 TPO 461	
	T1 TPO 461

#### Part 1: Amenity assessment

#### a) Condition & suitability for TPO:

Refer to Guidance Note for definitions

5) Good
3) Fair
Suitable
Unlikely to be suitable

Score & see report
5

0) Unsafe Unsuitable 0) Dead Unsuitable

#### b) Remaining longevity (in years) & suitability for TPO:

Refer to 'Species Guide' section in Guidance Note

5) 100+ Highly suitable 4) 40-100 Very suitable 2) 20-40 Suitable 1) 10-20 Just suitable 0) <10 Unsuitable

Score & see report

#### c) Relative public visibility & suitability for TPO:

Consider realistic potential for future visibility with changed land use; refer to Guidance Note

5) Very large trees, or large trees that are prominent landscape features. Highly suitable

4) Large trees, or medium trees clearly visible to the public
3) Medium trees, or larger trees with limited view only

Just suitable

Just Sultable

2) Small trees, or larger trees visible only with difficulty

Unlikely to be suitable

Score & see

renort

Score

& coo

1) Young, v. small, or trees not visible to the public, regardless of size Probably unsuitable

#### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of arboricultural features, or veteran trees
- 4) Members of groups of trees important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features

Definitely merits TPO

#### Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify; refer to Guidance Note

5) Known threat to tree

3) Foreseeable threat to tree

2) Perceived threat to tree

1) Precautionary only

0) Tree known to be an actionable nuisance

Score & see report

#### Part 3: Decision guide

15+

Any 0 1-6	Do not apply TPO TPO indefensible	Add	Decision:
7-10	Does not merit TPO		
11-14	TPO defensible		

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Site 70 Bracken Path, Epsom KT187SX - Norway Spruce		
Surveyor Jeremy Young	Date 9th May 2018	

## **Data Sheet for Trees**

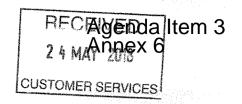
TREE	TREE NUMBER			SCORE	NOTES	
4	Size					
1.	0	less than	2m²			
	0.5	very small	2 - 5m <sup>2</sup>		45.0.405	
	1	small	5 - 10m²		15x9 =135	
	2	Sindii	10 - 20m²	6		
	3		20 - 30m <sup>2</sup>			
	4	medium	30 - 50m²	_		
	5	mediam	50 - 100m²			
	6	largo	100 - 150m <sup>2</sup>			
	7	large	150 - 200m²			
	8	very large	200m²+			
2	Expected d		200111			
2.	0	less than 2 years				
	1	2-5 years	_	3		
	2	5-40 years				
	3	40-100 years				
	4	100+ years				
	1.00					
3.		nportance in the Landsont	cape)			
Priva	te assessme	Little importance tree	es on remote parts of large country estates			
	0.25	Come importance, tree	den trees in groups of no particular	0.75		
	0.5		dell frees in groups of no particular			
		individual importance	prominent derden trees			
	0.75	Considerable importal	nce: prominent garden trees			
	1.0	Great importance: ma	in feature or focal point			
Publi	c assessmer	nt	7.6			
	0	No importance: trees	not visible from any public vantage point			
	0.5		trees only seen with difficulty or by a very			
		small number of peop				
	1	Little importance: mos	st trees in woodlands, back gardens or in			
		groups of trees, etc.				
	2	Some importance: individual roadside trees. Trees close to busy				
		roads. Trees in public parks.				
		Close to public footpaths in grounds of hospitals, colleges etc.				
	3	Considerable importance: prominent individual trees in well-				
		frequented places such as town centres, shopping centres, etc.				
	4	Great importance: tre	es which are of crucial importance as the			
		principal feature of a	public place			
4.	Other trees					
	0.5	more than 70% of the	visual area covered by trees,			
		and at least 100 tree	s in total			
	1	more than 30% of the	visual area covered by trees,			
		and at least 10 trees		1		
	2	more than 10% of the	e visual area covered by trees,			
		and at least 4 trees i				
	3		visual area covered by trees,			
		but at least one other	r tree present			
	4	no other trees preser	nt in the area under consideration			
5.	Relation to					
	0	totally unsuitable				
	0.5	moderately unsuitable	e	2		
	1	just suitable				
	2	fairly suitable				
	3	very suitable				
	4	particularly suitable				
C	Form	particularly bartable				
6.		Trees which are of po	por form	2		
	0.5	trees of average form				
	1					
	2	trees of above average	50 101111			

6x3x2.75x1x2x2x33.01 =£6535.98	



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Mr Brett Middleton & Miss Michaela Hedges 70 Bracken Path Epsom

Surrey KT18 7SZ

Viv Evans
Interim Head of Planning
Epsom & Ewell Borough Council
Town Hall
The Parade
Epsom
Surrey
KT18 5BY

22<sup>nd</sup> May 2018

Dear Viv Evans,

Re: 17/01886/CAT

Tree preservation order No. 461, 2018

We thank you for your recent correspondence dated the 10<sup>th</sup> May 2018, in regard to the application for the removal of a non-indigenous Norway Spruce situated at the front of our property.

Whilst we agree with Mr Young's evaluation that the tree in question is a "fine example of a Norway Spruce", we would argue that given the tree is already of significant height and has the potential of reaching 100 feet tall it is inappropriately situated. It is extremely close proximity to residential dwellings, not only causes concern for the potential of major damage to ours and neighbouring properties but also the possibility of loss of life, given the 4 dwellings in close proximity are all 1 storey adjoining bungalows, should the tree be damaged or blown down in adverse weather.

Mr Young, when visiting the property, advised that the tree is "not deeply rooted", thus resulting in the aforementioned concerns being viable ones. Having discussed the tree with a handful of neighbours, not just the other residents of the 4 adjoining bungalows, they share the same concernthat this tree, given its size, is a potential danger to the surrounding dwellings and its residents.

In addition, and in confirmation of Mr Young's observations of the tree not being deeply rooted, the roots are clearly visible and have already uprooted some of the concrete slabs situated in the path which leads to our property, making our pathway uneven, unsafe and problematic in replacing the pathway to ensure it is safe for visitors, such as our elderly parents and other essential visitors to the property such as postal workers etc. Also the roots are lifting the recently paved drive way of No 41 Bracken Path.

We also have concerns that the tree roots are already present in the driveway of No 41 Bracken Path and are heading towards the front of the property and there is therefore a possibility of damage to drainage and foundations of the property.

I, Michaela Hedges, as well as Mr Middleton, are passionate about the preservation of the area and its wildlife. Whilst we appreciate Mr Young's concerns that there is no enforcement in place for the proposed replacement tree to be managed accordingly, in view of the above and the fact that we are not prepared to invest a large amount of money for a smaller, more manageable, replacement tree to then not ensure it is adequately cared for and nurtured. Therefore we can assure you that Mr Young's concerns in this respect are unfounded.

Finally, we would refer to the agreed felling of an Ash Tree at No 66 Bracken path in 2016 (Ref No 16/00898/CAT). The justification provided by the applicant for the removal of this tree is similar, if not identical to ours (inappropriate location for a tree which has the potential to get very big).

We would kindly ask that the above concerns are taken into consideration. In the event that a recently applied preservation order is not removed and our application for the removal and subsequent replacement tree is not agreed, can we please seek confirmation from Epsom and Ewell Borough Council that any damage the existing tree may cause to the existing foundations or drainage to the surrounding dwellings or damage to property in the event of adverse weather or subsequent personal injury claims will be the liability of Epsom and Ewell Borough Council and not ourselves, given the above concerns and our request to remove the tree.

We look forward to hearing from you in due course.

Yours sincerely,

**Brett Middleton** 



CC William Scanlon, Hedges n Trees