

DELEGATED DECISION

Application is Works to Trees - Tree Preservation Order

The Officer has checked the application in accordance with the planning policies and recommends the application for - Approval (P)

The delegation powers schedule has been checked. Interim Director of Planning, Regeneration & Public Realm can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. Report of the Interim Director of Planning, Regeneration & Public Realm

Address: 172 FIELD END ROAD EASTCOTE PINNER

Development: TPO 815 T1 1x Sycamore reduce by 3m back to previous points.

LBH Ref Nos: 1829/TRE/2025/229

Drawing Nos: Sketch plan

Date Plans received: 09-09-2025 **Date(s) of Amendments(s):**

Date Application valid 09-09-2025

1.0 SITE \ PROPERTY DESIGNATION

Conservation Area Yes - Eastcote (Morford Way) Conservation Area
Tree Preservation Order(s) Yes - TPO 815

2.0 RELEVANT PLANNING HISTORY

2.01 Additional Planning History Comments

2.02 Planning History

3.0 PLANNING POLICIES AND STANDARDS

3.01 Relevant UDP Policies (ref. nos. only)

In deciding TPO applications the local planning authority is not required to have regard to the development plan (Guide to the law and good practice - tree preservation orders, DETR 2000 - paragraph 6.46 page 25)

3.02 Relevant Supplementary Planning Guidance

3.03 Other Key Documents

4.0 CONSULTATIONS

4.01 Neighbours

No Comments Received.

Officer Comments:

(for refusals specify nos. consulted nos. of responses and nature of responses.)

4.02 Residents Association(s) / Amenity Group(s)

No Comments Received.

Officer Comments:

4.03 Conservation Area Advisory Panel

No Comments Received.

Officer Comments:

4.04 Councillor(s) / MPs

No Comments Received.

Officer Comments:

4.05 Other(s)

No Comments Received.

Officer Comments:

5.0 KEY PLANNING CONSIDERATIONS

5.01 Introduction

This decision is based on whether or not the proposal is justified, having regard to the reasons put forward in support of it, having assessed the amenity value of the trees and the likely impact of the proposal on the visual of the locality.

5.02 Description of trees and requested works

TPO No - 815

Species - Sycamore

Condition / Age - Fair / Mature

Amenity value - Moderate

Work requested - Reduce back to previous points

Reasons for work - To reduce back from nearby building

5.03 Amenity

The tree is a mature sycamore located to the rear of 172 Field End Road. It appears to be in fair condition, structurally sound, and no immediate signs of decline. The tree is visible from both Morford Way and Field End Road, contributing to the visual landscape of the surrounding area. It has been heavily reduced in the past, prior to the Tree Preservation Order being made, likely due to the confined nature of the space in which it grows. Given the urban setting and the tree's condition, it is considered to have moderate amenity value.

5.04 Appraisal

This application has been approved. The proposed works are proportionate and are unlikely to negatively affect the amenity value of the tree. The sycamore is situated close to the building, and the approved works will help ensure it can continue to grow safely and sustainably within the space it occupies. The intervention is considered appropriate in balancing the tree's long-term retention with the constraints of its location.

6.05 Conclusion

Having regard to the reasons given for the proposed work, the work is justified and will not have a detrimental impact on the visual amenity and arboreal character of the area.

7.0. RECOMMENDATION

APPROVAL subject to the following:

1. TW2B Crown Reduction (back to previous points)

The tree to be pruned shall be crown reduced by cutting back to 25-50 mm beyond previous points. Crown reduction shall not be construed as 'lopping' or 'topping' and shall result in a tree of typical form for the species and of balanced appearance.

The previous pruning points / pollard heads shall be left intact and an appropriate number of live branches (which can be shortened) shall be left so that a natural-looking crown results.

The works shall be carried out in accordance with the recommendations contained in BS 3998:2010 'Tree work - Recommendations'. Climbing irons or 'spikes' shall not be used during the execution of the work.

REASON

In order to protect health of the tree and the visual amenity of the area.

INFORMATIVES

1. IT01 Removal of dead wood

The removal of deadwood, dangerous / hanging branches and ivy: This does not require the

formal consent of the Council.

2. IT05 Wildlife and Countryside Act 1981

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

3. IT07 Owner(s)'s permission:

Owner(s)'s permission: Permission should be sought from the owner(s) of the tree(s) and / or the owner(s) of the land that the tree(s) overhang prior to any approved work being carried out.

4. IT17 Expected standard of tree work

Expected standard of tree work: The approved works must be carried out in accordance with the conditions laid out above. If they are not, then enforcement action could be taken which could lead to prosecution and heavy fines. Therefore, it is highly recommended that the works are only carried out by a professional and competent arboriculturist who undertakes to comply with the conditions of this consent and in accordance with industry best practice (BS 3998:2010). The Arboricultural Association can provide details of its approved contractors, who have demonstrated such professionalism and competence, on their website (www.trees.org.uk) or by calling 01242 522152. Or on request the Council can provide a list of contractors who are known to carry out tree work to a good standard and to normally maintain an appropriate policy of indemnity insurance.

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