

PLANNING COMMITTEE –

**CONFIRMATION OF TREE PRESERVATION ORDER REF. TPO/0012/2017 – LAND AT BRUSHFIELD WAY, KNAPHILL, WOKING, SURREY (TPO/0012/2017)**

**Executive Summary**

The purpose of this report is to recommend to the Committee that a Tree Preservation Order be confirmed following the receipt of two letters of objection to the making of the Order. The Tree Preservation Order protects 11 trees including 1 Cedar, 1 Plane and 9 Limes which vary in both age and height on Land at Brushfield way, Knaphill, Woking, Surrey.

**Recommendations**

The Committee is requested to:

**RESOLVE that** Tree Preservation Order ref. TPO/0012/2017 be confirmed without modification

<b>This Committee has authority to determine the above recommendations.</b>
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**Background Papers:**

Plan from Tree Preservation Order showing location of tree

Letters of objection from Ms Sarah Beadnell and Ms Christine Small

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## **Introduction**

- 1.1 A Tree Preservation Order was made on 1st December 2017 to protect 11 trees including 1 Cedar, 1 Plane and 9 Limes which vary in both age and height on Land at Brushfield way, Knaphill, Woking, Surrey (TPO/0012/2017) (Appendix 3)
- 1.2 The plan from the Tree Preservation Order showing the location of the trees is attached at Appendix 1.
- 1.3 Two objections were received to the making of the Tree Preservation Order. These objections are attached at Appendix 2.
- 1.4 Notwithstanding the objections received to the making of the Tree Preservation Order, the recommendation is that it be confirmed without modification.

## **2.0 Background Information**

- 2.1 The trees were originally protected by a Tree Preservation Order made in 1993 (ref. TPO 626/0426/1993).
- 2.2 This Tree Preservation Order was identified as being unconfirmed.
- 2.3 Further to the Council becoming aware that the trees were subject to a tree works application, a new Tree Preservation Order (the subject of this report) was made to protect the trees on 1st December 2017. The trees were protected because they add to the sylvan character of the area.

## **3.0 Letters of objection**

- 3.1 One letter of objection was received by the Council from Christine Small dated 26th December 2017, objecting to the making of the Order on the following grounds.
  - Roots going into the main drains
  - Too close to the property
  - Cracked and lifted pavement
- 3.2 One letter of objection was received by the Council from Sarah Beadnell dated 28th December 2017, objecting to the making of the Order on the following grounds.
  - The trees are not the correct species of tree to planted so close to property.
  - Obliterates the street light
  - Roots brining up the pavement and possible damage to drains
  - Sticky sap, dropping onto cars nearby
  - Plane tree looks diseased and the branches could fall off at anytime
  - Pruning Costs

- 3.3 The Tree Officer's response to the objections received is as follows:
- 3.4 The concerns around the rooting environment of the tree as discussed in both letters having an effect in drains and pavements can be easily addressed. Should roots occur in drains it would normally suggest that prior to root invasion there was a previous crack in the drain. Roots will take advantage of areas which have a high moisture content as such if they are found in drains it is likely that the drain is already damaged. Drains can be cleared of roots and sheathed in order to prevent future root damage. With regard to damage to pavements, these can be fixed accordingly using arboriculturally sensitive measures which encourage root development and limit future damage.
- 3.5 The location of all the trees (as seen in appendix 1) are in reasonable locations and have been planted in a responsible manner by the developers in specific planting beds. The species of tree (predominately Lime) are commonly used as street trees as they are tolerant to stress and easy to maintain.
- 3.6 The Plane tree is not dead and is an exceptional specimen. The tree has a remarkable stem which is very wide, gnarled and indicates that the tree is of considerable age. These characterises increase the public amenity of the tree, therefore its retention is of high priority.
- 3.7 Throughout the objection there was reference questioning the public amenity of the trees. Given the location within Brushfield Way development, the trees public amenity values are high and they significantly add to the sylvan character of the area. The rest of the area has a large amount of mature Lime trees and therefore the trees which are the subject of this objection are in keeping with the wider community.
- 3.8 The cost of pruning a tree varies widely between arborist companies and Woking Borough Council always recommends getting at least three quotes from different suitably qualified and experienced Arboriculturists.
- 3.9 If a council owned tree impacts on local infrastructure (such as street lights) we will abate the nuisance through a suitable management program.

#### **4.0 Implications**

##### Financial

- 4.1 None

##### Human Resource/Training and Development

- 4.2 None

##### Environmental/Sustainability

- 4.3 The trees which are subject to this TPO have been protected as they are likely to continue making a significant contribution to the character and amenities of the locality for many years to come. Removal would have a detrimental impact on public amenity.

#### **5.0 Conclusions**

- 5.1 Given the community and amenity value that similar trees in the area give it is appropriate that this TPO is confirmed

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