

**PLANNING COMMITTEE – 24 MAY 2018**

**PART I - DELEGATED**

**6. Consideration of objections and confirmation of the Three Rivers (The Green, Croxley Green) Tree Preservation Order 2018 TPO887 (DCES)**

**1. Summary**

- 1.1 To consider objections made in respect of the Three Rivers (The Green, Croxley Green) Tree Preservation Order 2018 (TPO887). This report sets out officer recommendation to confirm the order subject to modification to remove the two largest Holly trees from the Order.

**2. Details**

- 2.1 On 14 February 2018 Three Rivers District Council received a Conservation Area Notice (18/0348/TCA) under s.211 of the Town and Country Planning Act 1990 to fell a group of trees comprising mainly of 2 large Holly trees opposite 'The Hermitage', The Green, Croxley Green. The Three Rivers (The Green, Croxley Green) Tree Preservation Order 2018 TPO887 was made on 3 April.

The Hermitage is one of eight properties situated on the western side of the Green, Croxley Green. These properties are accessed via a small private lane which runs along the western side of the Green to the north of the Coach and Horses Public House. Most of the properties on the lane have established a parking area on the eastern side of the lane.

**3. Officer Summary of Objections**

- 3.1 The purpose of the works is to provide car parking as enjoyed by each of the other properties in this small, private no-through lane.
- 3.2 There is no intention to remove the mixed hedge / tree screen including the Elm which is on Council land anyway. We would be happy to provide replacement planting.
- 3.3 After checking the [www.gov.uk](http://www.gov.uk) site there appears to be no obvious amenity value in overgrown holly bushes either now or in the foreseeable future. They have no rarity, cultural or historic value. They do not contribute to the landscape nor the conservation area.
- 3.4 The holly bushes restrict light to the lounge and bedroom and affect the telephone lines.
- 3.5 They are on the border of our lane and restrict large vehicles like fire engines and ambulances.
- 3.6 The tree roots could affect the drainage system and the houses do not have deep foundations.

**4. Officer Response to Objections**

- 4.1 It is clear that adjoining properties have established and maintain parking areas on the eastern side of the private lane. The four Holly trees have established in the area on the eastern side of the lane in front of The Hermitage.
- 4.2 Three Rivers District Council would welcome the planting of any additional native hedgerow species to compliment the established hedgerow on the western side of the Green.

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- 4.3 An amenity assessment using the 'Tree Evaluation Method for Preservation Orders' (TEMPO) has been undertaken. This produced a score of 14 out of 25 which is at the lower end of what is considered appropriate for protection with a TPO.
- 4.4 Crown lifting and thinning works could be carried out to alleviate shading and give clearance from telephone lines.
- 4.5 There is a distance of 5m between the Holly trees and the front fence of The Hermitage. The Association of Chief Fire Officers recommended minimum working width for Fire Engines is 3.7m. The partially locked gate at the entrance to the lane restricts the width to 3.1m.
- 4.6 There is no evidence that the Holly trees are currently causing problems to drains or house foundations.

### **5. Options/Reasons for Recommendation**

- 5.1 There are four options available to the Committee:
  - 5.1.1 Confirm the Order without modification.
  - 5.1.2 Confirm the Order subject to modification to remove the two largest Holly trees from the Order.
  - 5.1.3 Confirm the Order subject to modification to remove a tree or trees from the Order.
  - 5.1.4 Not to confirm the Order. This would mean that the trees would not be provided statutory protection and could be removed or worked on without any further notification requirement.

### **6. Policy/Budget Reference and Implications**

- 6.1 The recommendations in this report are within the Council's agreed policy and budgets.

### **7. Financial, Legal, Staffing, Environmental, Community Safety, Customer Services Centre, Communications & Website, Risk Management and Health & Safety Implications**

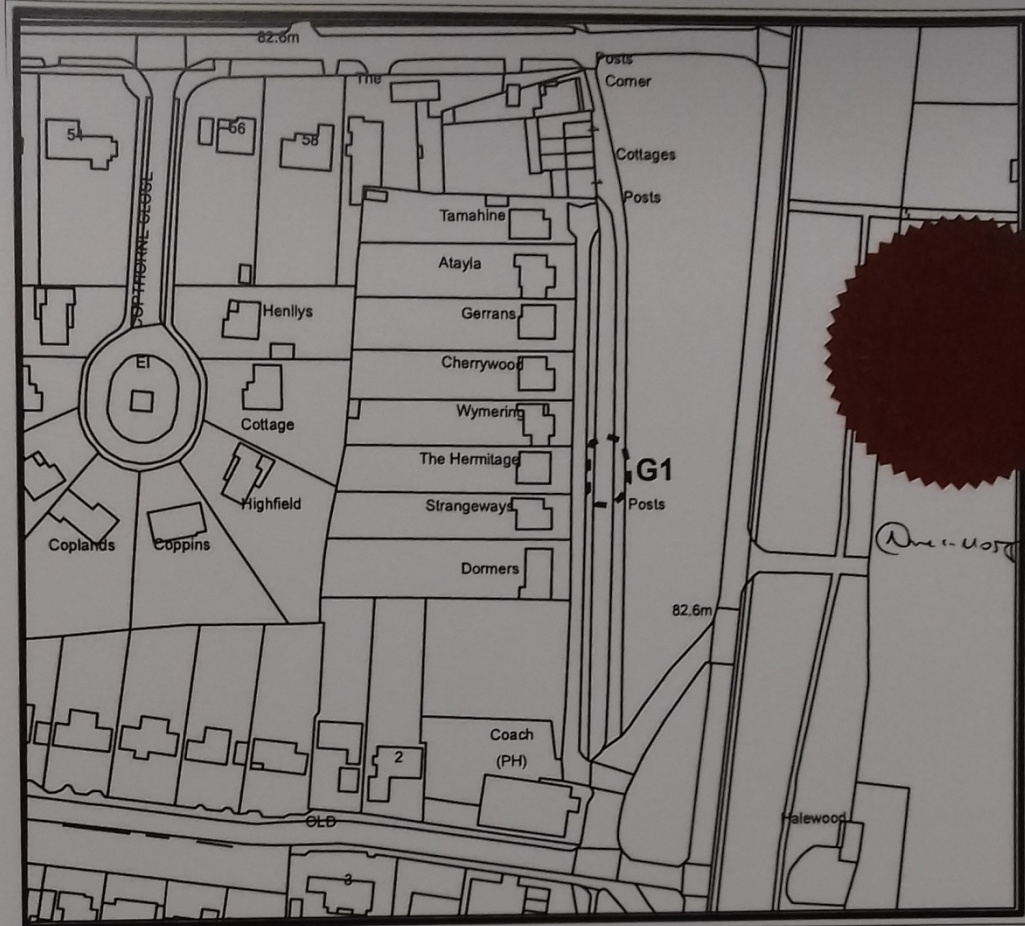
- 7.1 None specific.

### **8. Recommendation**

- 8.1 Option 2, to confirm the Order subject to modification to remove the two largest Holly trees from the Order.

Report prepared by: Terence Flynn, Landscape Officer

Background Papers - TPO887 file

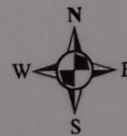


TPO 887

Three Rivers (The Green, Croxley Green)  
Tree Preservation Order 2018

Date: 3rd April 2018 Scale: 1:1250

Ray Figg, Head of Community Services, Three Rivers District  
Council, Three Rivers House, Northway, Rickmansworth, WD3 1RL



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