5.2 – TPO 2 of 2021

PROPOSAL: TPO 2 of 2021 was served in response to a report of change of ownership of this property and that the new owner intended to remove the mature Oak tree located at the frontage of the dwelling.

LOCATION: Situated on Milton Avenue, Badgers Mount, TN14 7AU.

WARD(S):   Halstead, Knockholt and Badgers Mount.

ITEM FOR DECISION

TPO 2 of 2021 has been served to avoid the removal of a mature Oak tree located in this publicly visible residential setting.

RECOMMENDATION: That TPO 2 of 2021 be CONFIRMED without amendment.

Description of Site

1   Druids Oak is a detached dwelling located towards the western end of Milton Avenue. The building lies back from the road for some 16 metres with the Oak tree, the subject of this report located to the frontage of the house.

Constraints

2   The following constraints apply

- Kent Downs Area of Outstanding Natural Beauty;

- TPO 02 of 2021.

Amenity Value and Visibility of the Oak tree.

3   The tree is located to the immediate frontage of the dwelling growing within the lawn which makes up much of the front garden. There are no walls or fences marking the boundary of the site leaving the tree clearly visible to passers-by. There are other trees nearby but this is the only noticeable tree in this immediate vicinity and would be missed if removed. It is considered that this tree has a high amenity value as it makes a valued contribution to the character and appearance of the street scene.

Representations

4   One objection from the new owner Mr Alfie Pitt has been received.

5   Mr Pitt states that there is almost no natural light entering the frontage of the property due to the tree. He also states that there is a fissure in the union of the two main stems which will affect the integrity of the tree.

6   Mr Pitt also states that there is a power cable that runs under the tree's canopy and that debris falling has caused the cable to come loose.

Appraisal.

Consideration of Objection

7   It does not appear that the tree has been pruned or had any maintenance to it for some time. There is scope for suitable pruning works to be carried out. Such pruning would take the form of thinning the density of the crown and reducing the height and spread of the crown as well as some light lifting of the lower canopy. Any dead wood or cracked broken branches would also be pruned out at this time.

8   The benefits of this work would be to allow more natural light into the building as well as lessening the wind resistance that the tree has, as well as lessening the weight on any weaker branches and removing suspect parts that may fail.

Expediency of preserving this individual mature tree

9   This mature Oak tree, estimated to be in the region of 80-100 years of age stands as a feature specimen within the street. Its visible presence enhances the character and appearance of the street scene. Ecological amenity of Oak trees is well documented with hundreds of species known to be associated with them, which does not include all of the fungi or any of the bacteria and other microorganisms, which create a symbiotic home within Oaks.

Conclusion

10   It is therefore my recommendation that TPO 2 of 2021 be CONFIRMED without amendment.

TPO plan and Schedule 1 attached as (Appendix 1).

Contact Officer   Les Jones 01732 227000

Richard Morris
Chief Planning Officer

Tree Preservation Order (TPO)

TPO 2 (2021)

Scale: 1:1,250 @ A4
Date: June 2021

Druids Oak, Milton Avenue, Badgers Mount, Kent, TN14 7AU
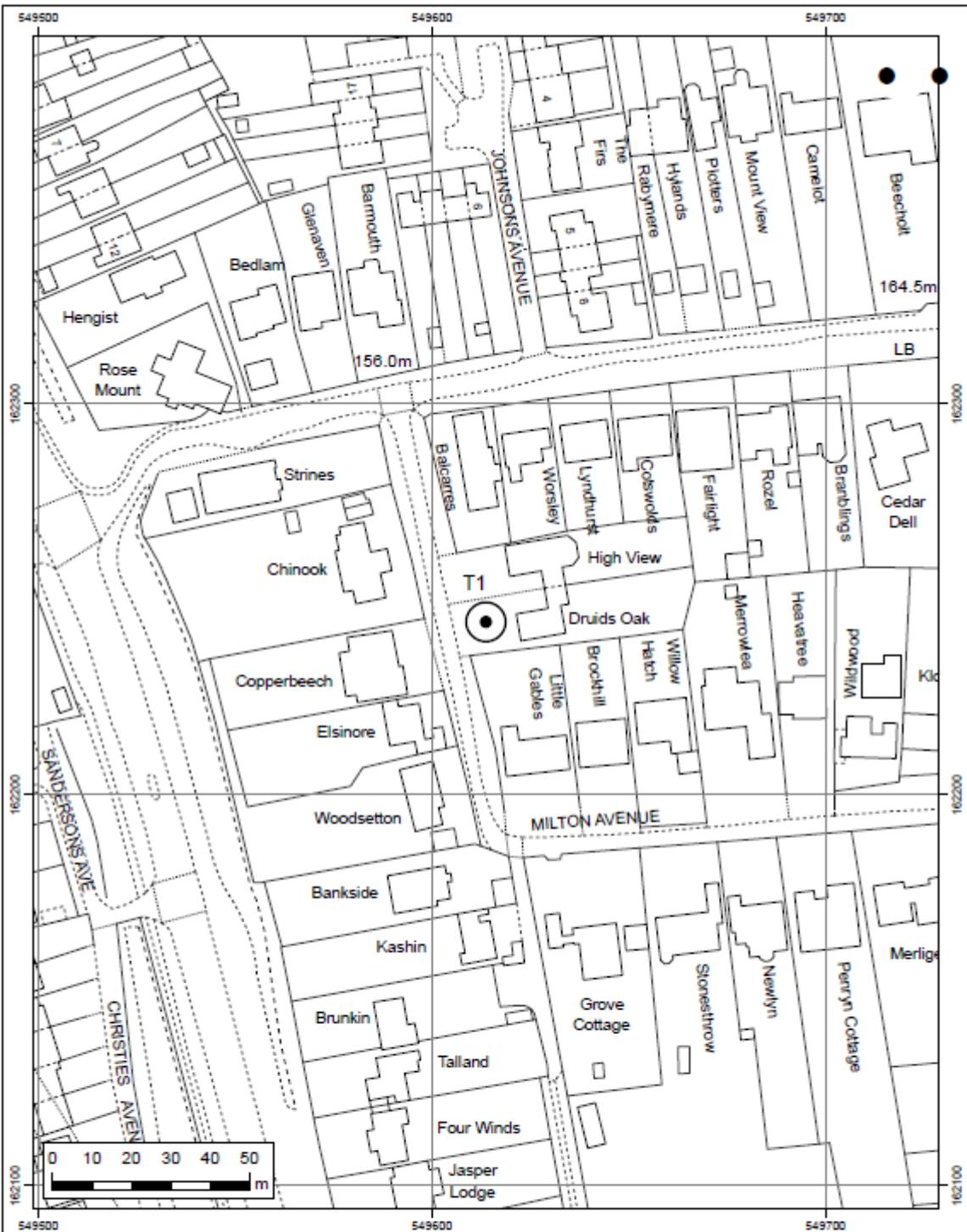
Produced by the GIS Team, Sevenoaks District Council

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on Map	Description	Situation*
T1	Mature Oak tree	Located on front lawn

Trees specified by reference to an area
(Within a dotted black line on the map)

Reference on Map	Description	Situation*
	None	

Groups of trees
(Within a broken black line on the map)

Reference on Map	Description	Situation*
	None	

Woodlands
(Within a continuous black line on the map)

Reference on Map	Description	Situation*
	None	

* complete if necessary to specify more precisely the position of the trees.