Wrotham

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Wrotham

Proposal:

Removal of Leylandii blocking rear access drive (T.P.O. No 25/2006)

Location: The Old Farm House St Marys Road Wrotham Sevenoaks

Kent TN15 7AP

Applicant: Mr And Mrs T Easterbrook

### 1. Description:

1.1 Following a formal notification to the Council of proposed works to trees in a Conservation Area (TM/06/02996/TNCA) a TPO was served on a Lawson Cypress behind The Old Farmhouse in Wrotham. An application has now been made under the terms of the TPO to remove the tree. The applicants wish to remove this tree as it is obstructing an old access that they would like to reinstate.

#### 2. The Site:

2.1 The tree stands within the old kitchen garden of the Farmhouse and the owners would like to plant old fashioned varieties of fruit trees within the garden.

## 3. Planning History:

TM/06/02996/TNCA TPO served in respect 1 November 2006

of tree (7); no

objection to remainder

of works

Fell Conifer (1) close to house and overhead cable; fell small Sycamore (2) growing next to entrance pillar; remove large Fig (3) too close to foundations and blocking windows; remove dead wood from Yew (4) and trim back from roof; remove dying Laburnum (5); remove Hawthorn (6); remove Leylandii (7); and remove Ash (8) and Hawthorn (9) causing retaining wall to collapse

#### 4. Consultees:

- 4.1 PC: Wrotham PC seeks to maintain trees in the Conservation Area with TPOs unless overriding circumstances prevail.
- 4.2 Private Reps: 10/0X/0S/1R. One objections on the following grounds:
  - The tree is not a Leylandii it is a healthy well shaped Lawson Cypress.
  - The 'pathway' shown adjacent to the tree on the sketch plan submitted by the applicants does not exist.
  - There is ample room to plant fruit trees without the removal of the conifer.

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• The reason given for the need to remove the tree is 'blocking the rear access drive' is untrue. The drive concerned is owned by the neighbours and there is no rear access to the Old Farmhouse.

# 5. Determining Issues:

- 5.1 The TPO was made as a safeguarding operation following a TNCA notification in the light of an objection that was raised to its removal.
- 5.2 It is a semi mature specimen and has potential to grow very large in this situation.
- 5.3 The Old Farmhouse is currently undergoing restoration and the owners would like to restore the kitchen garden. A Lawson Cypress is not in character within a kitchen garden and the tree has potential to overwhelm what is a comparatively small plot. This species of tree is not appropriate for this location.
- 5.4 The owner has provided evidence from the Land Registry that a right of way does exist over the land to the rear of the Old Farmhouse.
- 5.5 The tree has relatively limited amenity value to the Conservation Area being situated behind the property. It is really an inappropriate species for this situation.

#### 6. Recommendation:

- 6.1 Grant TPO Consent.
- 6.2 That the TPO be not confirmed.

Contact: Liz Guthrie

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