

RECOMMENDATION: Confirm Order	
REF NO: TPO 2021 no.15	CASE OFFICER Hugh Coggles
LOCATION: Rookery Farm Barns. Elsing Lane, Dereham	APPNTYPE: N/A
APPLICANT: Mr. Jason Hammond	POLICY:
	ALLOCATION: N
	CONS AREA: N
	LB GRADE: N
	TPO: Y
PROPOSAL: Not to confirm the order and allow the tree to be felled	

1. REASON FOR COMMITTEE CONSIDERATION

1.1 Formal Objection to serving of TPO 2021 No.15

2. KEY ISSUES/REASONS FOR OBJECTION

- Fear that if the tree fell it would cause damage, injury/death
- Branches hang over the dwelling, fear that if they were to fall they could cause damage, injury/death
- Fear that the tree could cause structural damage (subsidence) to the dwelling. (see builders report)
- Fear that the tree roots could cause damage to drains to house and neighbours houses.
- The tree is too close to the house, blocking light to bedrooms, hallway and ensuite.
- No public can see or appreciate the tree.

3. SITE AND LOCATION

3.1 Rookery Farm Barns, Elsing Lane, Dereham.NR20 3EZ

4. EIA REQUIRED

4.1 No

5. RELEVANT SITE HISTORY

5.1 House purchased by current owners in July 2021.

5.2 26th October 2021, site visit undertaken by HC following a phone call from member of the public who was concerned after receiving information that the owners were intending to fell 1 Oak tree and 1 Ash Tree.

Tree Evaluation Method for Preservation Orders (TEMPO) assessment undertaken by HC. A score of 16 was recorded for both trees. Recommendation for any score of 16 is that the tree definitely warrants a Tree Preservation Order (TPO).

- 5.3 3rd November 2021 Following the site visit and assessment, confirmation was given by the council to proceed with serving a TPO on both trees.
- 5.4 On an unknown date between 3rd November and the 15th November the Ash tree was felled leaving only the Oak.
- 5.5 19th November 2021 TPO was served on the remaining Oak tree.

6. POLICY CONSIDERATIONS

- 6.1 The following policies of the adopted Breckland Local Plan have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate.

ENV 06	Trees, Hedgerows and Development
NPPF	Section 15

7. CONSULTATIONS

Parish Council – No comments received

Ward Representative - No comments received

8. REPRESENTATIONS

- 8.1 23rd November 2021 a formal objection to the serving of the TPO was received by email.

9 CONCLUSION

- 9.1 The Local Planning Authority would like to make it clear that the Tree Preservation Order is intended to maintain the amenity afforded to the public by trees and recognizes that reasonable pruning, and sometimes felling, with consent is often necessary to achieve long term sustainability of trees. The TPO should therefore be seen as a requirement for consultation rather than a blanket prohibition.
- 9.2 The order does not prevent the owners from using a contractor of their choice. It does enable the Council to have some control over the work which is undertaken and the powers to condition that work is completed to a high standard and in accordance with current best practice.
- 9.3 It is acknowledged that the tree is close to the dwelling, however it is considered that adequate clearances can be maintained by pruning which would not be harmful to the overall health and appearance of the tree.
- 9.4 No information has been provided that there are any significant defects that would suggest that the tree is likely to fail at this time.
- 9.5 Currently there is no evidence that the tree is causing any structural damage to the dwelling. If evidence is provided to suggest otherwise, then it is recommended that the removal of the tree should be reconsidered.
- 9.6 It is considered that the tree makes a positive contribution to the amenity of the area. The tree is relatively young for the species with a long safe useful life expectancy, with no identified significant

reason there is no reason why the tree should not continue to provide valuable habitat and enjoyment.

10 RECOMMENDATION

10.1 Confirm the order.

Mr Hammond
3 Rookery Farm Barns,
Elsing Lane,
Etling Green,
Norfolk,
NR20 3EZ.

4 March 2022

Dear Mr Hammond,

Following our recent meeting at the above address, I enclose my findings.

On site there is a well-established oak tree. This tree stands 3m from the dwelling at its closest point, & presents a potential issue regarding the integrity of the buildings foundations. There currently is an existing issue with movement in this corner of the building, presenting itself as well as cracking in the masonry & movement in the floor structure. Although not definitively due to the tree, the roots will not be helping the situation.

The tree appears to be relatively young meaning any problems will only be compounded as the tree grows & its roots spread. If we were to apply for building consent today. In this scenario there would be provisions put in place when digging the foundation to eliminate any problem this trees growth may cause. This would be done with the use of root barrier membrane. This almost definitely would not be in place currently due to the age of the property. This being done retrospectively would not only be very costly but due to the installation method would have limited success.

Much the same principles apply to the drainage which is no more than 3.5m from the tree. If the drainage run is in clay rather than modern plastic pipes you will in time have a problem with root ingress.

Yours sincerely

ADrew

A Drew