

26/00857/LBC

Additional floor strengthening works to
Pittville Pump Room, East Approach Drive,
Cheltenham



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SCALE 1:100

NEW PLYWOOD FLOOR HATCH FINISHES TO MATCH EXISTING

NEW DOUBLE TRIMMER TO HATCH SUPPORTED IN FACE FIXED JOIST HANGER WITH ALL NAIL HOLES FILLED

EXISTING FLOOR FINISHES

EXISTING FLOOR JOIST

WIDTH OF HATCH
BEARING ON EXISTING

NEW DOUBLE TRIMMER TO HATCH (SHOWN SHADED ON PLAN) SUPPORTED IN FACE FIXED JOIST HANGER. TRIMMER TO BE SEATED IN HANGER WITHOUT NAILING BUT WITH ALL NAIL HOLES TO SUPPORTING FLOOR JOIST FILLED

SECTION X-X
SCALE: 1-10

SCALE 1-10

- NOTES:
1. ALL REPLACEMENT TIMBERS TO BE GRADE C24.
 2. FLOOR DECKING WILL BE REMOVED PRIOR TO WORKS TO SUPPORT SYSTEM.
 3. FULL LENGTH JOISTS MAYBE TEMPORARILY AND CAREFULLY REMOVED TO ALLOW ACCESS TO CARRY OUT SOME OPERATIONS.
 4. ONCE EXISTING FLOOR DECK IS REMOVED ALLOW FOR ENGINEER TO INSPECT FLOOR SUPPORT SYSTEMS TO REVIEW SCHEME.
 5. FLOOR SUPPORT MODIFICATIONS ALLOW FOR USE OF HAC 22 M.E.W.P. WITH 800mm SQUARE PADS UNDER OUTRIGGERS.
 6. MORTAR FOR REPAIRING WALLS TO BE 1:1:6 CEMENT : LIME : SAND
REPLACEMENT BRICKS 20W/mm².

Works to floor joists

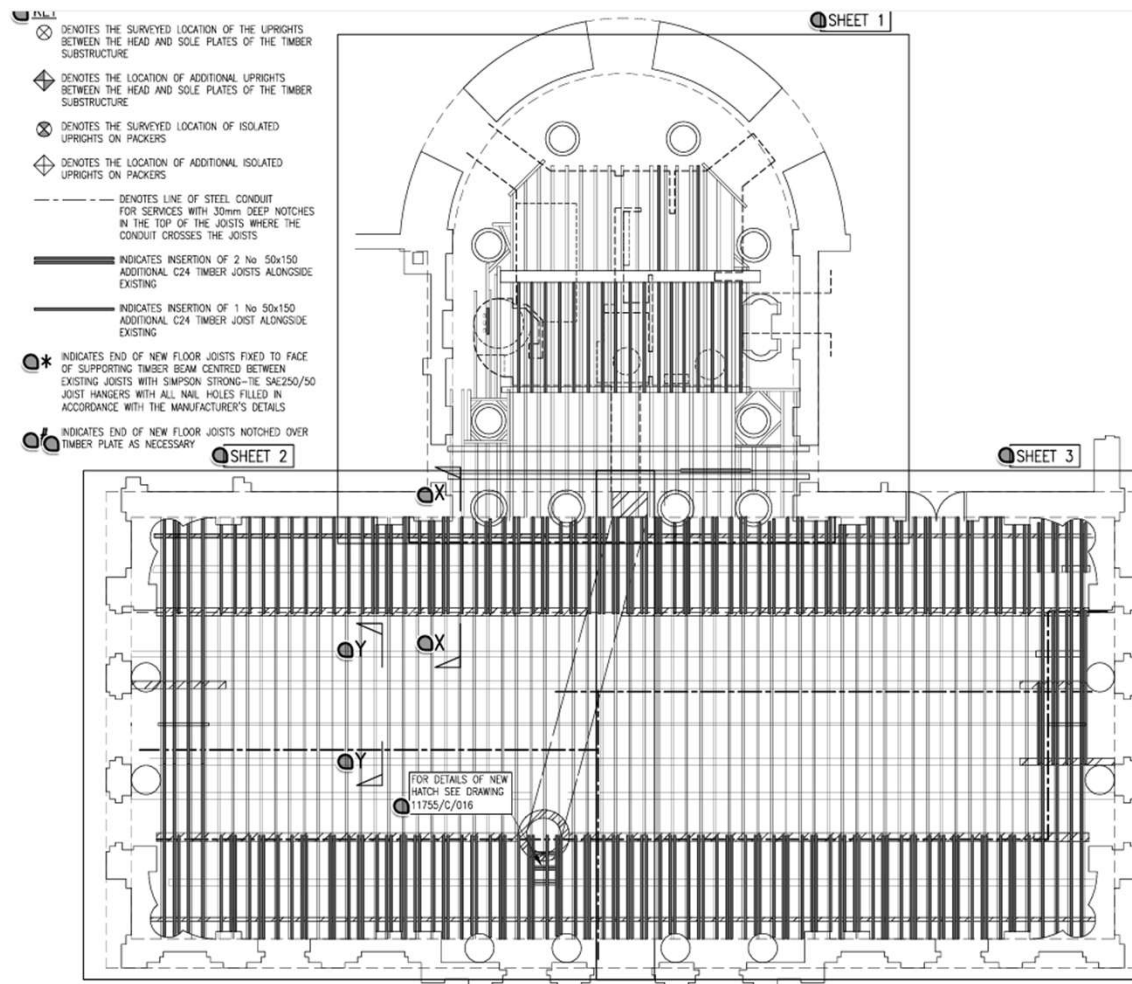






Figure 4. Floor strengthening works in progress. This photo illustrates where the original joists are being strengthened either with one additional joist or two. This method was continued throughout the main hall and apse as per the drawings.



Figure 5. Close up showing the floor joists, where new joists have been fixed to the original joists.



Figure 10. Timber replacement only where necessary. Timber affected by historic woodworm removed and replaced with new.



Figure 12. Displaced and unsupported headplate.



Figure 13. Works completed to headplate.

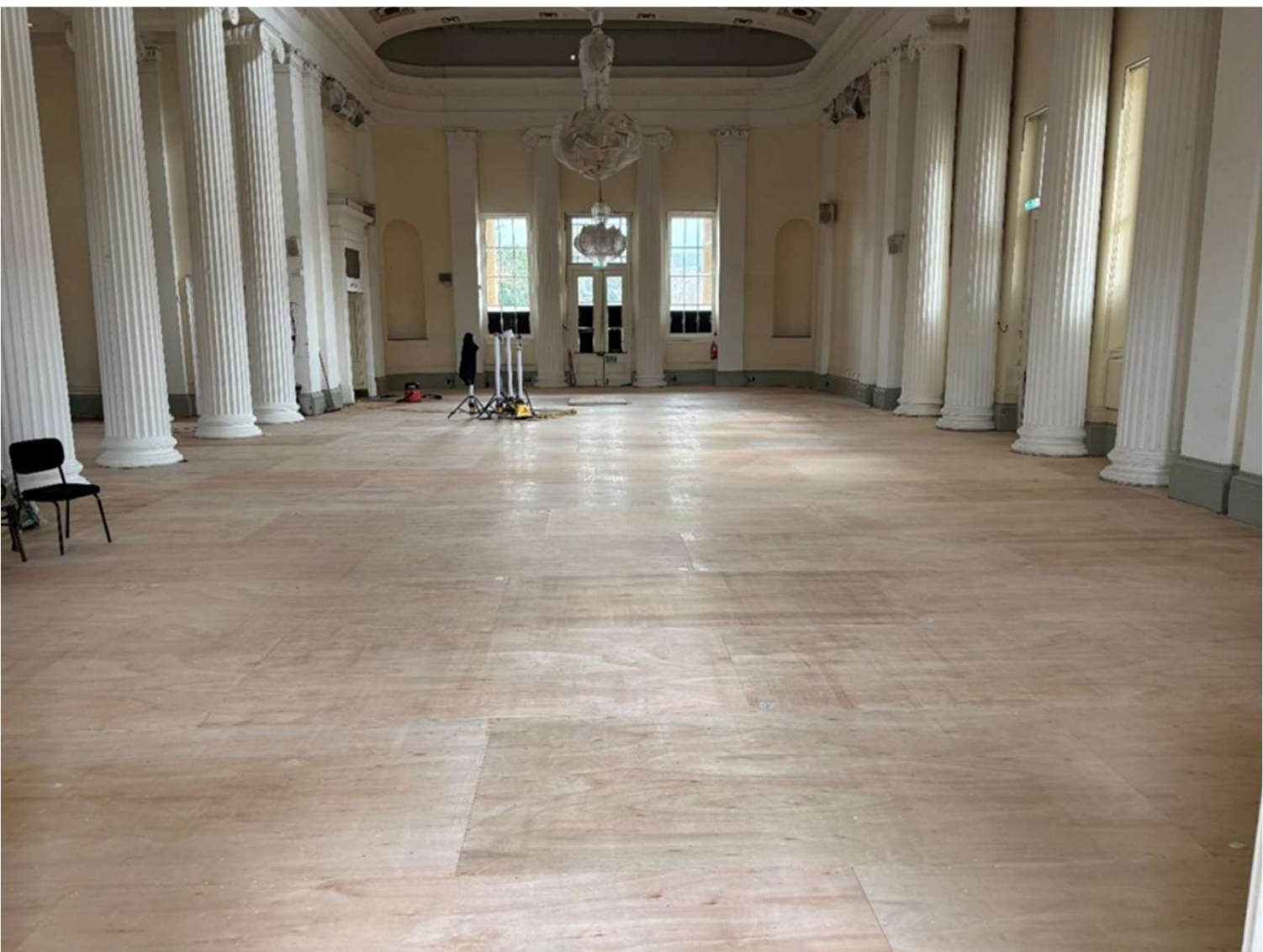
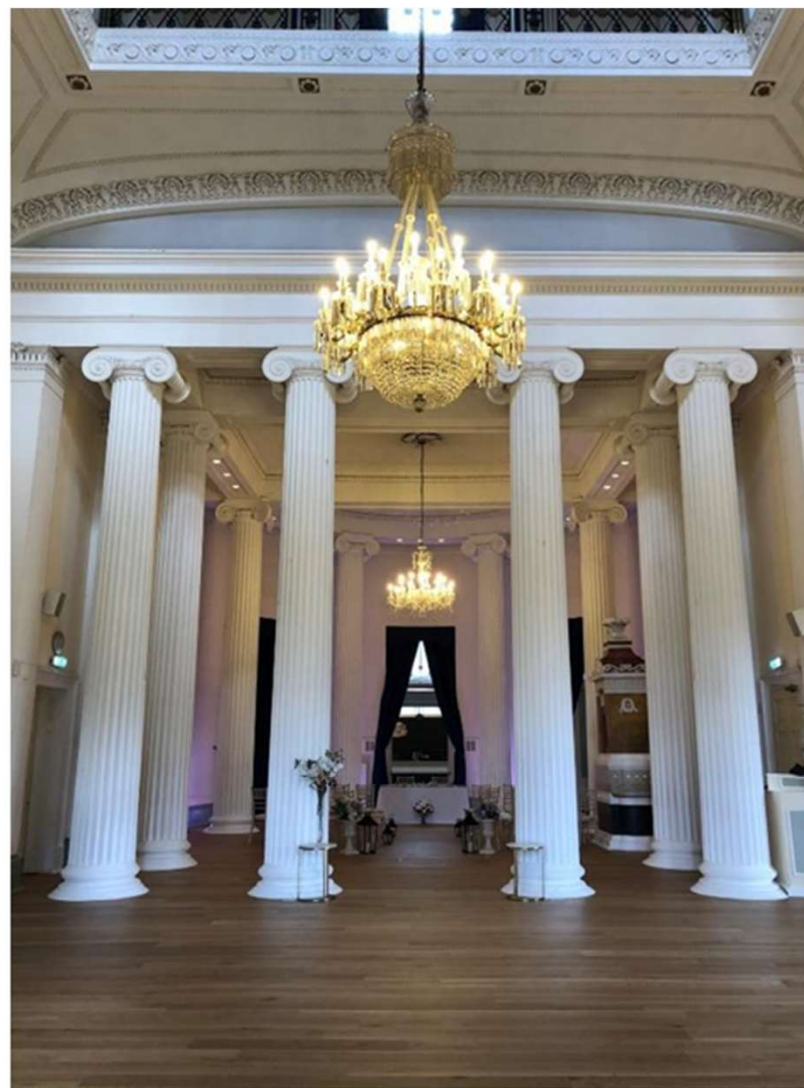




Figure 18. New floor deck in progress.



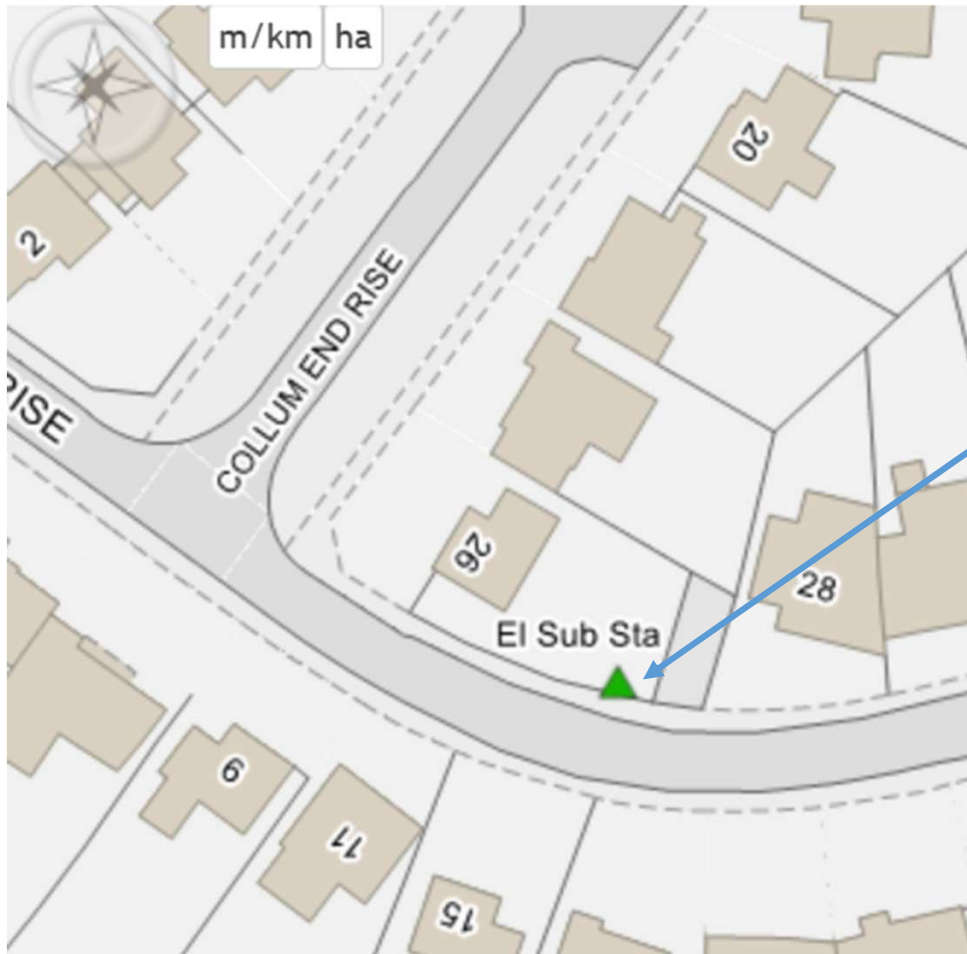
Recommendation:
Grant Listed Building Consent

26-00863-TREEPO

26 Collum End Rise

TPO to protect one hornbeam to the rear of 26 Collum End Rise

Having received an objection to the provisional TPO from the tree's owner, the application is at planning committee to determine whether to confirm the TPO



Site plan

Hornbeam tree is sited to rear of property



Aerial view of hornbeam



View of tree from west



View of tree from east

Reason for TPO

- Tree of high value at a property that was being sold, with a foreseeable risk to tree from new owner. TPO originally served in 2025 (25/00824/TREEPO0 but due to an error on the site notices, the TPO was revoked and re-served.

Policy

Policy GI2 of the Cheltenham Plan states:

POLICY GI2: PROTECTION AND REPLACEMENT OF TREES

The Borough Council will resist the unnecessary (Note 1) felling of trees on private land, and will make Tree Preservation Orders in appropriate cases.

...

Note 1: The felling of a tree will be necessary only where it is dead, unsafe, or causing unacceptable harm to buildings or infrastructure.

Objection

Site notices were put up on Collum End Rise and copies of the TPO were sent to the owner and ward councillors.

The owner objected to the TPO on the grounds that it was too close to underground services, that the tree had already caused damage to the foul water drain and that it was causing damage to the adjacent pavement which could pose a trip hazard.



Addressing the objection

- No evidence of damage to services has been demonstrated.
- The photo of the drain does not show any root incursion.
- Damage to electrical services is not a documented phenomena.
- The damage to the pavement is to paving slabs directly under the fence which are too narrow to be practically used by passersby. The trip hazard does not appear to be intolerable.
- Insufficient evidence that the tree is causing damage or poses a safety risk has been submitted.

Recommendation – confirm TPO

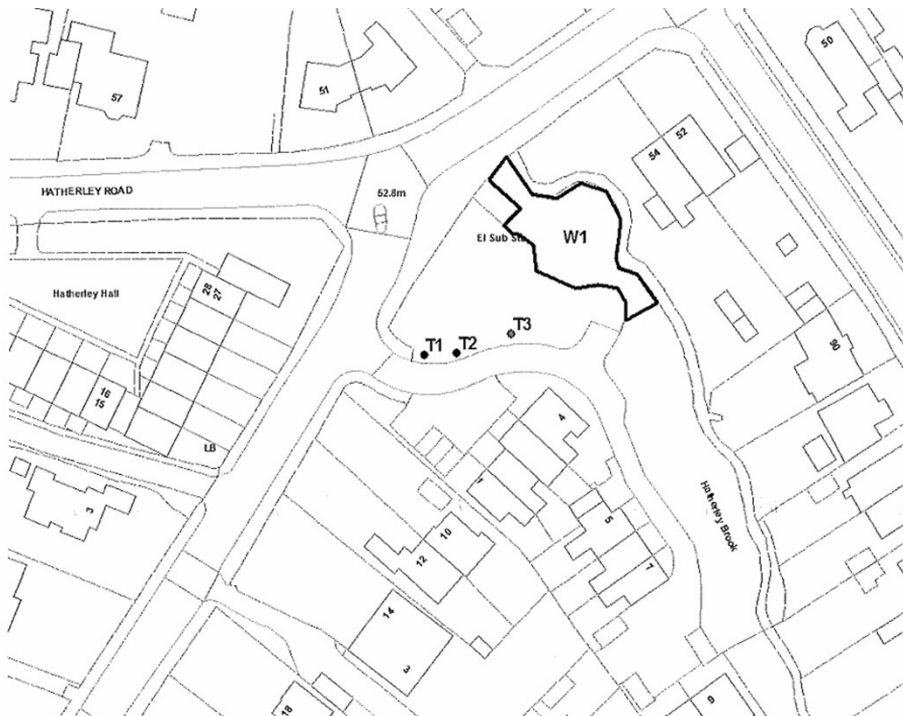
The TPO is justified:

- The tree is high value with a long safe useful life expectancy. It appears to be in good condition and has good form. The threat to the tree is clearly established – the applicant has applied to remove the tree as well as objecting to the TPO. The application to remove was refused on the same basis as the reasoning in support of this TPO.
- Insufficient evidence has been submitted to support the removal of the tree or revocation of the TPO.
- The Council has already permitted works to the tree to allow it to be reduced in size. The decision notices are still valid. Reasonable management of the tree that is justified by sound arboricultural reasoning is unlikely to be refused by the Council.

26-00866-TREEPO Land at Castanum Court

TPO to protect trees at Castanum Court

Having received an objection to the provisional TPO from the tree's owner, the application is at planning committee to determine whether to confirm the TPO



Site plan

Ts 1, 2 and 3 are birch

W1 is mixed woodland corridor following the course of the brook



Aerial view of the site



T1 from Castanum Court



T2 from Castanum Court



T3 from Castanum Court

Reason for TPO

- In response to planning application 26/00695/FUL which would remove Ts 1 and 2. In anticipation of a revised layout (or removal of trees to facilitate a revised layout), other high value trees on site were included in the TPO. T3 would also be under increased pressure within the context of the scheme.
- Trees of high amenity value with public visibility protected.
- TEMPO pro-forma used to confirm assessments.

Policy

Policy GI2 of the Cheltenham Plan states:

POLICY GI2: PROTECTION AND REPLACEMENT OF TREES

The Borough Council will resist the unnecessary (Note 1) felling of trees on private land, and will make Tree Preservation Orders in appropriate cases.

...

In cases where trees are not protected by a Tree Preservation Order or by being in a Conservation Area but contribute to the townscape and character of the town, the Council will consider including such trees in a Tree Preservation Order.

Objection

Site notices were put up on Castanum Court and the main road, and copies of the TPO were sent to the owner, neighbour to the north at 54 Hatherley Road and ward councillors.

The owner objected to the TPO on the following grounds:

- The woodland is worthy of protection and by comparison the birch are smaller, younger and less significant
- The Council has not demonstrated that the trees are high value amenity trees or that expedience is proven
- Visibility of the trees is inadequate as Castanum Court is a small cul-de-sac and the trees are obscured from the main road by a hedge...

Objection continued

The owner objected to the TPO on the following grounds:

- The trees are too young to merit protection, furthermore that an estimated expected lifespan of 20+ years (as per their arborist's report) does not merit protection. The arborists categorises all three as grade B as per BS5837.
- The order does not distinguish between local and wider amenity and that the tree's amenity contribution is readily replaceable
- Replacement planting would provide a better public outcome
- Ward canopy cover is not reason enough to protect healthy, visible trees and amenity assessment should also be included in the TPO assessment
- overall canopy cover would not be reduced without mitigation (i.e. planting of four trees proposed as part of 26/00695/FUL)
- The owner points to the numbering of the TPO (T1, 2, 3) not matching the numbering used by their own survey (which includes a rowan as T3 not included in the TPO).

Addressing the objection

- As the woodland area is not objected to, the discussion hereafter will focus on the birch
- Each tree has been assessed visually in regard to their public visual amenity and expediency (threat). The TEMPO assessment tool has been used for clarification. Each tree is a good example of a difference species of birch. There is a clear threat to two trees and given the apparent likelihood of a reconfigured layout in response to the Trees Section's objection to their removal, it appeared expedient to also protect the third birch and woodland.
- Visibility - The legislation does not differentiate between public areas of very high footfall and those of low footfall. Furthermore, the trees are all visible from the main road – either from the entrance of Castanum Court or partially obscured behind the hedge.

- The age of the trees is relevant only insofar as they have a reasonable remaining lifespan and are not so young and small as to be not visible or contributing significant amenity to their surroundings. Grade B trees would be recommended for retention within a development. The arborist's report demonstrates that these trees are constraints to development and should be retained.
- While it is argued by the owner that replacement planting would produce a better outcome than retention of the existing trees, the existing trees are already a valuable amenity assess that should be retained.
- Canopy cover in Warden Hill is only 7% compared with a national target of 16.5%. Retention of the trees protected by this TPO would be in line with the aims of the Council's Trees Strategy.
- It is not the convention nor mandatory to use a developer's tree survey numbering to number trees on a TPO's schedule.

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment**a) Condition & suitability for TPO**

- | | |
|----------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead | Unsuitable |
| 0) Dying/ dangerous* | Unsuitable |

Score & Notes

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes

*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality**c) Relative public visibility & suitability for TPO**

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | | |
|--|---------------|
| 5) Principal components of arboricultural features, or veteran trees | Score & Notes |
| 4) Tree groups, or members of groups important for their cohesion | |
| 3) Trees with identifiable historic, commemorative or habitat importance | |
| 2) Trees of particularly good form, especially if rare or unusual | |
| 1) Trees with none of the above additional redeeming features | |

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- 5) Immediate threat to tree
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-10 | Does not merit TPO |
| 11-14 | TPO defensible |
| 15+ | Definitely merits TPO |

Add Scores for Total:

Decision:

Recommendation – confirm TPO without modification

The TPO is justified:

- Local policy supports protection of trees where appropriate.
- These trees merit such protection as they are in good condition, visible from a public place and contribute to the site and wider street scene. As there is immediate threat to Ts 1 and 2, and perceived threat to T3, they meet the test as demonstrated by Forbes-Laird's TEMPO pro-forma.

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