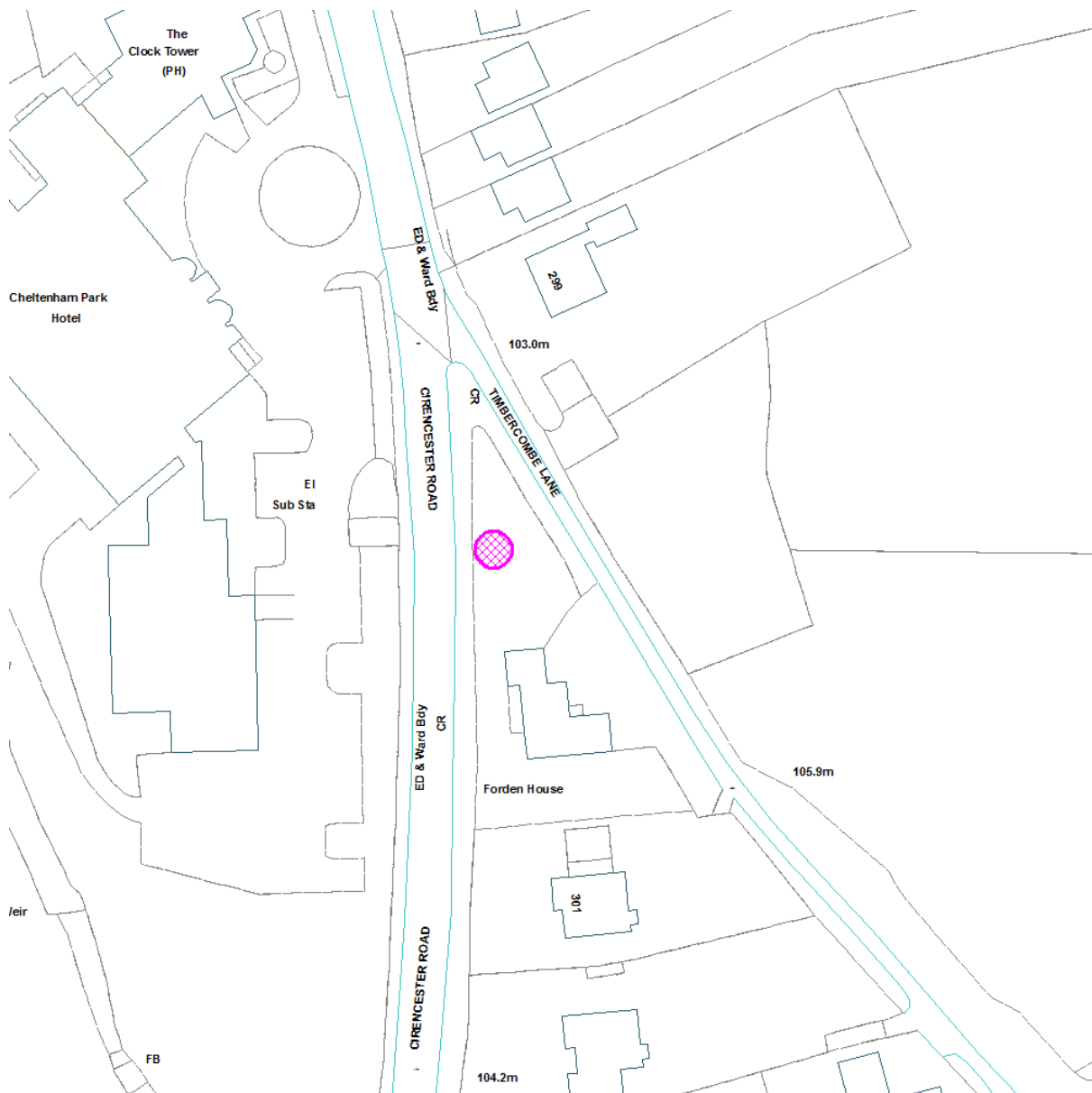


APPLICATION NO: 15/01238/CONF		OFFICER: Mr Chris Chavasse	
DATE REGISTERED: 12th November 2015		DATE OF EXPIRY: 12th May 2016	
WARD: Charlton Kings		PARISH: Charlton Kings	
APPLICANT:	Mr Paul Dobson		
AGENT:	N/A		
LOCATION:	Forden House, Timbercombe Lane, Charlton Kings		
PROPOSAL:	Confirmation of TPO No. 737 - Forden House, Timbercombe Lane.		

RECOMMENDATION: Order is Confirmed



1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Confirmation of a Tree Preservation Order on a birch tree situated adjacent to Forden House, situated near the apex of Cirencester Road and Timbercombe Lane.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Area of Outstanding Natural Beauty
Smoke Control Order

Relevant Planning History:

15/01844/PREAPP 20th November 2015 CLO

80/00123/PO 29th April 1980 PER
Outline Application To Erect One Dwelling

80/00335/PF 1st September 1980 PER
Erection Of One Dwelling With Access To Timbercombe Lane

3. POLICIES AND GUIDANCE

Local Plan Policies

GE5: The council will resist the unnecessary felling of trees on private land and will make Tree Preservation Orders when appropriate.

4. CONSULTATIONS

Local ward councillors, Charlton Kings Parish Council and Cheltenham Tree Group were sent copies of the TPO and invited to comment. No responses have been received.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	1
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

- 5.1 Two site notices were erected near to the tree. No response has been received.

5.2 Comments Received

The tree owner formally objected to the Tree Preservation Order (received 24th November 2015).

The owner does not intend to remove this tree unless a planning related “pre-app advice” consultation (details of which are private and confidential) comes to fruition.

The owner states that the tree is located in an area populated by a large number of varied and beautiful trees. The owner intends to remove this birch (only) should a planning permission be granted.

6. OFFICER COMMENTS

6.1 Determining Issues

Officers consider the visual amenity provided by this tree to be important at this gate-way location into Cheltenham. The tree is in good condition with an anticipated future lifespan of 20-40 years. Whilst Officers concur that this is an area with a large number of trees, this particular tree is a fine example of its species which stands out in the landscape.

6.2 The site and its context

The tree is situated adjacent to Cirencester Road near to the junction with Timbercombe Lane. It is a significant feature when driving along Cirencester Road and is in proportion with it's environment. It is not anticipated to grow significantly larger than it's current dimension.

6.3 Impact on neighbouring property

There is no impact on neighbouring properties.

6.4 Other considerations

Trees Officers consider that the tree could be vulnerable to removal without warning should the owner wish to remove this tree prior to a full planning application.

7. CONCLUSION AND RECOMMENDATION

7.1 Trees Officers recommend that this Tree Preservation Order is confirmed.