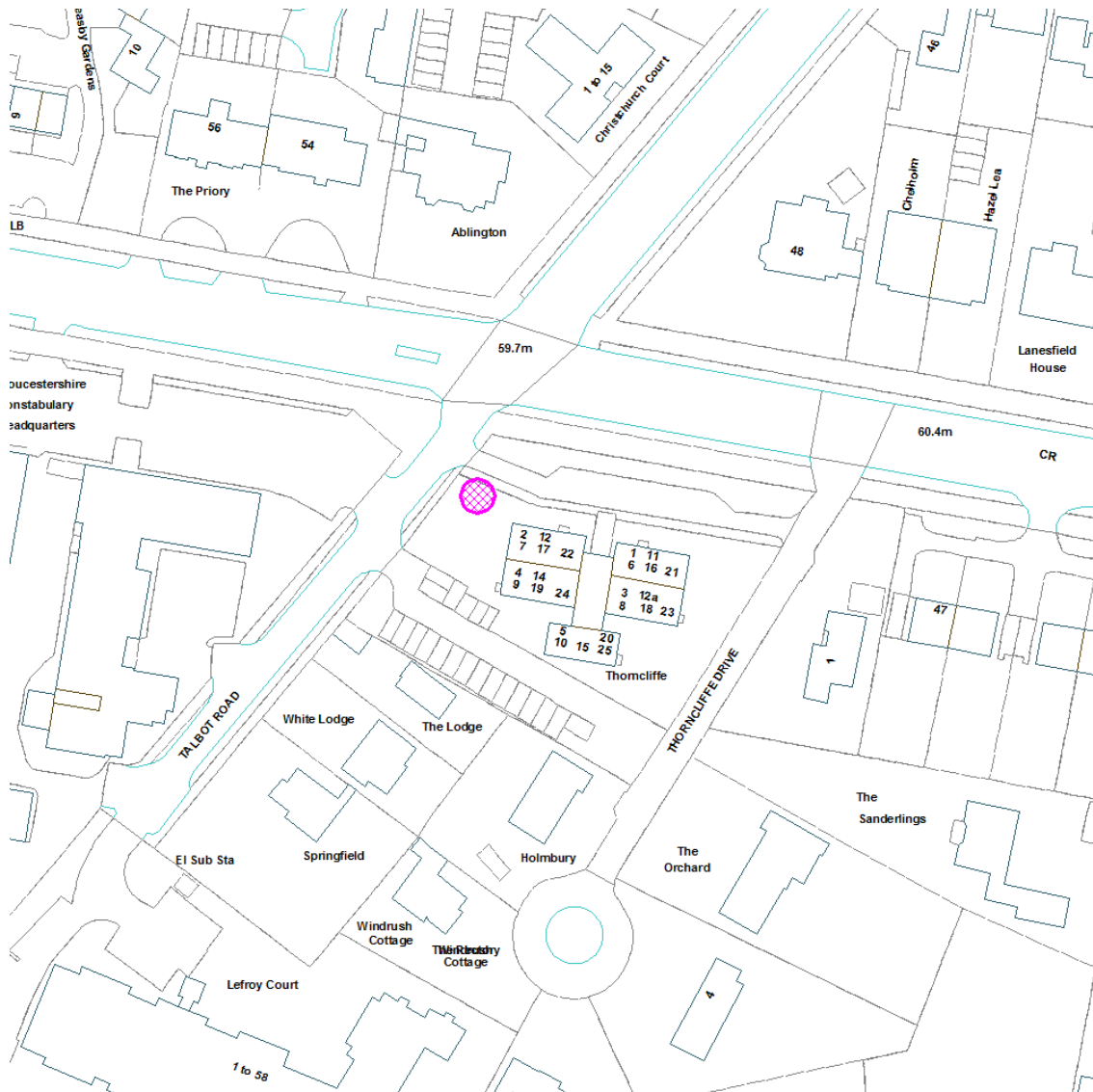


APPLICATION NO: 16/00854/CONF		OFFICER: Mr Christopher Chavasse
DATE REGISTERED: 11th May 2016		DATE OF EXPIRY: 11th November 2016
WARD: Park		PARISH: N/A
APPLICANT:	Mr Peter Sellwood	
AGENT:	N/A	
LOCATION:	Thorncliffe Flats, Lansdown Road, Cheltenham	
PROPOSAL:	Confirmation of Tree Preservation Order no 739 (pine tree)	

RECOMMENDATION: Order is Confirmed



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Confirmation of a Tree Preservation Order of a pine tree to the front/side of Thorncliffe Flats, Lansdown Road.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area

Relevant Planning History:

00/01293/CACN 19th October 2000 NOOBJ

Fell Horse Chestnut at front of property

14/00362/CACN 4th March 2014 NOOBJ

T1) Conifer at junction of Thorncliffe front drive - Crown lift 2m

16/00267/CACN 30th March 2016 OBJECT

Pine Tree - remove

3. POLICIES AND GUIDANCE

Local Plan

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

4. CONSULTATIONS

Cheltenham Tree Group

We fully support this TPO for the reasons stated in our comment on application 16/00267.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	None
Total comments received	2
Number of objections	2
Number of supporting	0
General comment	0

- 5.1 One site notice was erected inviting comment and a copy of the TPO was erected within the Flats internal notice board. One response was received from principle objector 19th April 2016.
- 5.2 A copy of the TPO was served on managing agents of property (Horsleys) - no response was received.
- 5.3 A copy of the TPO was served on tree surgery agent (Greenfields) - no response was received.
- 5.4 **Comments Received**
On 19th April 2016, a letter of objection a resident on behalf of eight residents of Thorncliffe Flats was received.

A synopsis of this objection reads:

- 1) The tree is an unsuitable species for its position,
- 2) No other pine tree is located next to a highway,
- 3) The tree is potentially dangerous,
- 4) Guarno drops on the pavement beneath the tree,
- 5) Recent tree and shrub planting has taken place within the property boundary,
- 6) Tree planting proposals to mitigate for this tree's loss are presented.

6. OFFICER COMMENTS

6.1 Determining Issues

This pine tree at Thorncliffe Flats has significant amenity value within this area and was under threat of complete removal as a result of Conservation Area tree work notification no 16/00267/CACN. The council wishes to retain this tree and the amenity it provides. To aid the evaluation of the tree's worthiness of a TPO, a Tree Evaluation Method for Preservation Orders (TEMPO) assessment was undertaken and the tree was scored by Trees Officers as being "Definitely Merits TPO". TEMPO is a widely used system in the industry and one which most Local Authorities use in such cases.

6.2 The site and its context

The Tree is situated on the Lansdown Road at the Junction with Talbot Road. Lansdown Road is a very busy tree-lined A road within Cheltenham's Central Conservation Area. The tree is taller than the adjacent block of flats and is visible from long distances from several directions. It is situated close to the building, on the edge of a private footpath.

The tree has had a marked lean towards the building throughout it's maturity.

There is a tall evergreen conifer (*Thuja plicata*) to the rear of this tree.

6.3 Sustainability

The tree is a fully mature Austrian Pine (*Pinus nigra* subsp. *nigra*) with a lean towards the adjacent building. However this lean appears historic and no quantifiable evidence has been provided (nor any anticipated) that the degree of angle is increasing. No evidence has been provided by a suitable qualified or experienced arboriculturist that the tree is unstable or currently poses an unacceptable risk of failure.

Traditionally this tree species is planted along railway line embankments (often called the railway pine) due to its wind firm nature and this tree shows no evidence of previous storm related damage. There are long avenues of such pine trees along the Honeybourne Line and also by the Racecourse railway line.

6.4 Other considerations

6.5 To address objections raised to the confirmation of this Order

- 1) There are other such large pine trees adjacent to roads, e.g. Hall Road, Stanley Road, Naunton Park Road, Ashley Road and Moorend Grove.
- 2) On site discussions with the main objector, the agent (Greenfields) and Trees Officers led to conclude that target pruning of certain branches to address pigeon-related nuisance would be acceptable. To date, no such application to prune has been received. Bird scarers or other deterrents within the crown of the tree may also address this nuisance.

- 3) Whilst it is appreciated that other planting within the grounds of Thorncliffe Flats has taken place, Trees Officers consider the visual amenity this tree contributes outweighs such recent planting.

7. CONCLUSION AND RECOMMENDATION

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