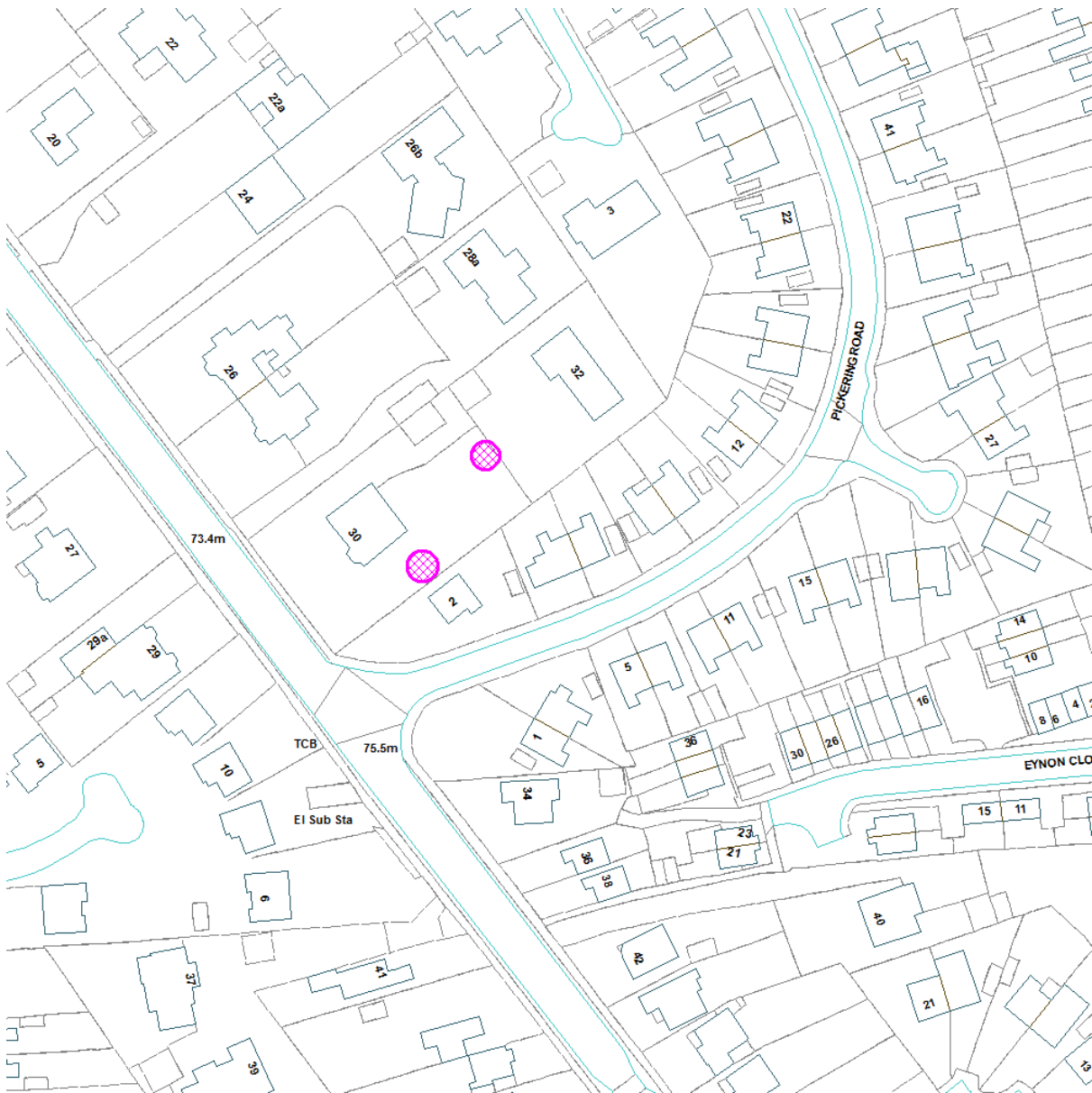


APPLICATION NO: 17/01097/CONF		OFFICER: Christopher Chavasse	
DATE REGISTERED: 27 th April 2017		DATE OF EXPIRY: 25 th May 2017	
WARD: Leckhampton		PARISH: Leckhampton	
APPLICANT:	Mrs Moreen Adnitt		
AGENT:	N/A		
LOCATION:	30 Moored Park Road, Cheltenham		
PROPOSAL:	Confirmation of TPO no 746 Wellingtonia to the rear of property and oak tree to the side of property		

RECOMMENDATION: Order is Confirmed



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1. DESCRIPTION OF SITE AND PROPOSAL

1.1 Confirmation of a Wellingtonia and oak within the garden of 30 Moorend Park Road.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Smoke Control Order

Relevant Planning History:

03/02005/FUL 27th April 2004 PER

Conversion of existing coach house to a granny flat, construction of a new garage - revised plans received 5/04/04

68/00009/PO 15th May 1968 REF

30 Adjoining 30 Moorend Park Road Cheltenham Gloucestershire - Proposed Conversion Of Existing Mews To Detached Dwelling And Garage Space.

68/00218/PO 23rd October 1968 REF

Erection Of Semi-Detached Dwelling Houses.

74/00340/PF 23rd October 1974 REF

Change Of Use Of Ground Floor Flat To Architects Studios And Ancillary Storage Toilets And Print Room In Basement.

05/00589/FUL 2nd June 2005 REF

Extension to existing dwelling house to provide new double garage with habitable accommodation over.

16/02322/CLEUD 23rd January 2017 CERTLE

Confirmation that The Coach House at the rear of 30 Moorend Park Road has an established use as an independent dwelling and confirmation that condition 2 of planning permission 03/02005/FUL is no longer applicable.

17/00579/FUL 9th May 2017 PER

Proposed external alterations including works to existing access, the erection of a single storey extension with raised garden terrace at the rear.

17/00897/TPO PDE

1) T1 - Wellingtonia - removal of lowest limb and any damaged limbs; 2) T2 - Oak - crown lift off house by 2m and reshape back in to crown

3. POLICIES AND GUIDANCE

Adopted 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

Cheltenham Tree Group-"Agree that both trees provide considerable amenity to the area and removal would create significant impact on that amenity hence TPO seems to be the

most appropriate option as no reason appears to have been provided for the removal eg danger of bow/limb loss due to decay”

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	2
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

5.1 Copies of the TPO were sent to immediate neighbours and 3 site notices were erected.

5.2 Comments Received:

- 1) Wellingtonia is out of proportion to its setting,
- 2) Wellingtonia sheds foliage and other tree related debris continually. This blocks gutters.
- 3) Wellingtonia has dropped 3 branches within previous 9 years. Such falling branches have caused damage to garden furniture and plants.

No comments have been received regarding the oak tree to the side of 30 Moorend Park Road.

6. OFFICER COMMENTS

6.1 Determining Issues

A Planning application (17/00579/FUL) was received which involved the removal of the Wellingtonia as well as an initial proposal to create a raised kitchen garden under the canopy of the oak. Whilst plans were modified to withdraw the kitchen garden proposal, trees officers considered that both trees were vulnerable to complete removal and were notified of the plan to fell the Wellingtonia within days. As such trees officers considered their amenity value was so significant as to warrant a Tree Preservation Order.

To aid the evaluation of the trees worthiness of a TPO a tree evaluation method for preservation orders (TEMPO) assessment was undertaken and the trees were 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 most cases for assessing TPO worthiness or otherwise.

6.2 The site and its context

The trees are situated within the rear and side of the garden of 30 Moorend Park Road. The trees’ canopies are visible from the public highway but the trunks of these trees are not. Both trees contribute to the rich arboricultural fabric of this area and indeed the crown of the Wellingtonia can be seen from quite some distance.

6.3 Design and layout

Both trees are adjacent to the perimeter of the property’s garden. The oak is situated adjacent to 2 Pickering Close. The Wellingtonia is 20 metres from the building front of 32 Moorend Park Road and 22 metres from the rear of 30 Moorend Park Road. Adjacent is lawn area and mixed shrubs and small trees. There is an intention to remove many of these smaller trees and shrubs.

6.4 Impact on neighbouring property

Recent permission was granted (17/00897/TPO) to enable the pruning back of the oak off the roof area of 2 Pickering Close as well as the removal of one low limb off the Wellingtonia from over the garden area of 30 Moorend Park Road. This work has now been undertaken.

Both trees are within falling distance of adjacent properties which could lead to feelings of anxiety during windy weather.

Both trees shed significant tree-related debris (foliage, flowers, seeds, cones etc) throughout the year.

6.5 Sustainability

Both tree species are recognised for their durability and low incidence of failure.

Both of these trees appear to be in sound structural and biological condition and it is not considered likely that either tree will become the cause of damage. However should the condition of either tree change, trees officers would likely permit remedial work of good arboricultural practice. It is the owner's responsibility to ensure the trees are kept in an acceptable structural and biological condition.

7. CONCLUSION AND RECOMMENDATION

Trees officers recommend the Tree Preservation Order on these two trees is confirmed.