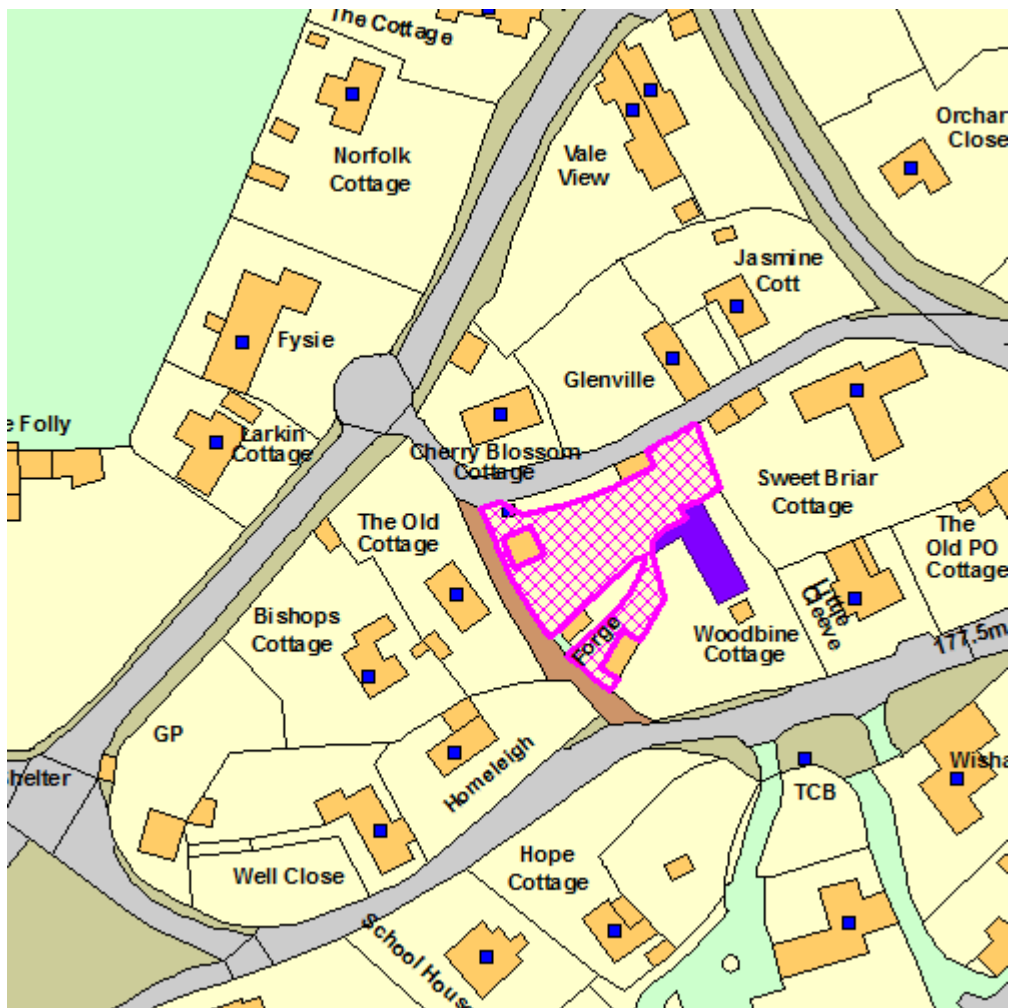




Development Control Committee Schedule 04/09/2018

Item No:	
Application No.	S.18/1034/NEWTPO
Site No.	568
Site Address	Land Opposite Cherry Blossom Cottage, Oakridge Lynch, Stroud, Gloucestershire
Town/Parish	Bisley With Lypiatt Parish Council
Grid Reference	391372,203528
Application Type	New Tree Preservation Order
Proposal	TPO 568- Land Opposite Cherry Blossom Cottage
Recommendation	That the Order be confirmed



Landowner	Mr Pankhurst
Agent's Details	None



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Case Officer	Mark Hemming
Application Validated	09.05.2018
	CONSULTEES
Comments Received	
Constraints	Aston Down Airfield Consultation Zones Area of Outstanding Natural Beauty Kemble Airfield Hazard Within 50m of Listed Building Bisley Town Council Settlement Boundaries (LP) Village Design Statement
	OFFICER'S REPORT

A member of the public has requested that a tree preservation order be served on a Sycamore. The tree is growing adjacent to Cherry Blossom cottage, Oakridge Lynch. The individual has argued that it is expedient that the local planning authority serve the order as the land is under pressure from future development.

The tree positively contributes to the rural setting and can be seen from key view points within the village. As such, the tree's suitability for serving a tree preservation order was assessed using the TEMPO methodology.

TEMPO is designed as a field guide to decision making and is presented on a single side of A4 as an easily completed pro forma. As such, it stands as a record that a systematic assessment has been undertaken. TEMPO considers all of the relevant factors in the TPO decision making chain. Part 1 is the Amenity assessment, Part 2 is the expediency assessment, and Part 3 is the decision guide. Appendix 1 shows the completed pro-forma.

After using the TEMPO methodology and assessing the information, a provisional order was served on the tree on 13th June 2018.

Mr Pankhurst, the owner of the land, has objected to the serving of the provisional order, stating that the tree isn't under threat from development. As such, the decision on the trees future is referred to DCC.

The purpose of this report is to inform Members of the objection received to the serving of tree preservation order: S.18/1034/NEWTPO. The report considers the salient points of the objection, which are summarised below;

1. The tree isn't under threat from development as stated in the provisional tree preservation order.



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2. No plans have been submitted to the planning department to build on the land.
3. A tree surgeon hasn't been approached to prune or fell the tree.
4. The tree is being well managed, and would be kept safe in the future if the land were developed.
5. The tree is in no danger, or likely to be in the future.

In response to the points raised above, Officers comment as follows;

1. Given that Mr Pankhurst instructed an architect to evaluate the land for future development, it was expedient for the local planning authority to serve the order: *'I had a survey by an architect a few years ago, his advise being that it would be entirely reasonable to apply for planning consent for a house on the plot, and he also told me a condition would probably include putting a TPO on the tree, with which I would wholeheartedly agree'*.
2. While no formal plans have been submitted, the landowner has considered developing the land by instructing an architect to survey the land.
3. While there is no evidence to suggest that a tree surgeon has been employed, there is currently nothing stopping the tree from being felled.
4. The tree is currently a constraint to any future development on the site. Its long term retention cannot be guaranteed, as the land could be sold with or without planning permission.
5. This statement cannot be substantiated, as the land could be sold or developed. If the order wasn't confirmed, the tree could be felled.

Conclusion:

The Sycamore tree is considered to make a positive, valuable contribution to the local area. It is your Officers recommendation that it is worthy of confirmation of the Tree Preservation Order. If the Order isn't confirmed, the landowner may remove the tree.

	<ol style="list-style-type: none">1. Trees Specified Individually (encircled in black on the map) Reference on map -T1 Description (species) -Sycamore Situation (location) -Land opposite Cherry Blossom Cottage, Oakridge Lynch,
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