

Town and Country Planning Act 1990
TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999
TPO 384

**Trees within the grounds of Alexandra Close & Gresham Court,
Netley Street; Princess Court, Alexandra Road and 35
Winchester Street, Farnborough, Hampshire, 2005.**

Rushmoor Borough Council, exercise of the powers conferred on them by sections 198, 201^(a) and 203 of the town and Country Planning Act 1990 ^(b) and Regulations 1999, hereby make the following Order –

Citation

1. This Tree Preservation Order shall be cited as TPO 384, trees within the grounds of Alexandra Close & Gresham Court, Netley Street; Princess Court, Alexandra Road and 35 Winchester Street, Farnborough, Hampshire, 2005.

Interpretation

2. In this Order "the authority" means Rushmoor Borough Council and unless the context otherwise requires, any reference in this Order to a number section is a reference to the section so numbered in the Town and County Planning Act 1990.

Application of section 201

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Variation Order, and accordingly, this Order shall take effect provisionally on 6 June 2005

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation order)^(c) or subsection (3) of section 200. (orders

^(a) Under section 199(1), tree preservation orders generally do not take effect until confirmed, but a direction may be given under section 201 for an order to take provisional effect immediately.

^(b) Where the Order is to be made under the sections cited and section 300 of the Town and Country Planning Act 1990, all those provisions should be cited, as should the fact of the consent of the appropriate authority. As to the circumstances in which the consent of the Forestry Commission is required (and should be cited) see section 200(1) of that Act.

^(c) Subsection (6) of section 198 exempts from the application of tree preservation orders the cutting down, uprooting, topping or lopping of trees which are dying, dead or have become dangerous, or the undertaking of those acts in compliance with obligations imposed by or under an Act of Parliament or so far as may be necessary for the prevention or abatement of a nuisance. Subsection (7) of that section makes section 198 subject to section 39(2) of the Housing and Planning Act 1986 (c.63) (saving for effect of section 2(4) of the Opencast Act 1967 1958 on land affected by a tree preservation order despite its repeal) and section 15 of the Forestry Act 1967 (c.10) (licences under that Act to fell trees comprised in a tree preservation order).

where Forestry Commissioners interested), and subject to article 5,

(b) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

Exemptions

5. (1) Nothing in article 4 shall prevent –
- (a) the cutting down, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land^(d) of the statutory undertaker and the work is necessary –
 - (i) in the interests of the safe operation of the undertaking;
 - (ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or
 - (iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995^(a)
 - (b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;
 - (c) the pruning in accordance with good horticultural practice, of any tree cultivated for the production of fruit;
 - (d) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);
 - (e) the cutting down, topping, lopping or uprooting of a tree by or at the request of the Environment Agency to enable the Agency to carry

^(d) See section 263 of the town and Country Planning Act 1990.

^(a) S.I. 1995/418.

out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995.

- (f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a drainage body where that tree interferes, or is likely to interfere with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose "drainage body" and "drainage" have the same meanings as in the Land Drainage Act 1991^(b); or
 - (g) without prejudice to section 198(6)(b), the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989^(c).
- (2) In paragraph (1), "statutory undertaker" means any of the following –
- a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport, canal, inland navigation, dock, harbour, pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,
 - a relevant airport operator (within the meaning of Part V of the Airports Act 1986)^(d)
 - the holder of a licence under section 6 of the Electricity Act 1989,
 - a public gas transporter,
 - the holder of a licence under section 7 of the Telecommunications Act 1984^(e) to whom the telecommunications code (within the meaning of that Act) is applied.
 - a water or sewerage undertaker,
 - the Civil Aviation Authority or a body acting on behalf of that Authority,
 - the Post Office.

Applications for consent under the Order

6. An application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which this Order is for the time being in force shall be made in writing to the authority and shall –

- (a) identify the tree or trees to which it relates (if necessary, by reference to a plan);
- (b) specify the work for which consent is sought; and
- (c) contain a statement of the applicant's reasons for making the application.

^(b) 1991 c.59, see section 72.

^(c) 1989 c.29.

^(d) 1986 c.31.

^(e) 1984 c.12.

Application of provisions of the Town and Country Planning Act 1990

7. (1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part 1 of Schedule 2 to this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2).

(2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part II of that Schedule.

Directions as to replanting

8. (1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated ("the relevant land") a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.

(2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.

(3) A direction under paragraph (1) may include requirements as to –

- (a) species;
- (b) number of trees per hectare;
- (c) the preparation of the relevant land prior to the replanting; and
- (d) the erection of fencing necessary for the protection of the newly planted trees.

Compensation

9. (1) If, on a claim under this article, a person establishes that loss or damage has been caused or incurred in consequence of –

- (a) the refusal of any consent required under this Order; or
- (b) the grant of any such consent subject to conditions,

he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.

(2) No claim, other than a claim made under paragraph (3), may be made under this article –

- (a) if more than 12 months have elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or

- (b) if the amount in respect of which the claim would otherwise have been made is less than £500.

(3) Where the authority refuse consent under this Order for the felling in the course of forestry operations or any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land; and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.

(4) In any other case, no compensation shall be payable to a person –

- (a) for loss of development value or other diminution in the value of the land;
- (b) for loss or damage which, having regard to the statement of reasons submitted in accordance with article 6(c) and any documents or other evidence submitted in support of any such statement, was not reasonably foreseeable when consent was refused or was granted subject to conditions;
- (c) for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or
- (d) for costs incurred in appealing to the Secretary of State against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.

(5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the Forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling licence is refused under section 10 (application for felling licence and decision of Commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.

(6) In this article –

“development value” means an increase in value attributable to the prospect of development; and, in relation to any land the development of it shall include the clearing of it; and

“owner” has the meaning given to it by section 34 of the Forestry Act 1967.

TREE PRESERVATION ORDER 2005 (No. 384)

LIST OF ALL PEOPLE SERVED WITH ORDER AND NOTICE

The Owner/ Occupier,
33, 35 Winchester Street
Farnborough
Hants GU14 6AJ

The Owner/ Occupier
Flat 1 – 4 Alexandra Close
11 Netley Street
Farnborough
Hants GU14 6AH

The Owner/ Occupier
Flat 5 – 8 Alexandra Close
9 Netley Street
Farnborough
Hants GU14 6AH

The Owner/ Occupier
Flat 1 – 10 Gresham Court
Netley Street
Farnborough
Hants GU14 6BY

The Owner/ Occupier
1 – 9 Princess Court
Alexandra Road
Farnborough
Hants GU14 6EE

The Owner/ Occupier
Flat 1 – 6 Kings Court
50 Alexandra Road
Farnborough
Hants GU14 6DA

The Owner/ Occupier
44, 44a Alexandra Road
Farnborough
Hants GU14 6DA

St Mark's Ward Councillors: N Baines, D Bedford, J Starling

TREE PRESERVATION ORDER: 384

Trees within the grounds of Alexandra Close & Gresham Court,
Netley Street; Princess Court, Alexandra Road and 35 Winchester
Street, Farnborough, Hampshire, 2005.

It is expedient in the interest of amenity to make provision for the preservation of
trees on the above site and that a Tree Preservation Order should be issued in
respect of the above site.

Signed _____



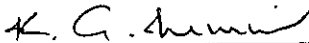
Head of Planning Services

Dated: _____

7.6.05

Agreed

Signed _____



Solicitor to the Council

Dated: _____

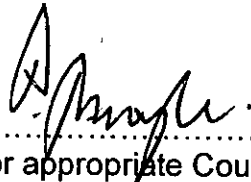
14/6/05

Dated

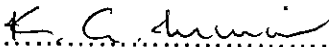
14th day of June 2005

The Common Seal of *Rushmoor Borough Council*
was hereunto affixed in the presence of –

198/05



.....
Leader of the Council or appropriate Council Member.



.....
Solicitor to the Council

SCHEDULE 1

Article 4

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T1	Oak	Alexandra Close
T2	Oak	35 Winchester Street
T3	Holly	Gresham Court
T4	Douglas Fir	Princess Court
T5	Sycamore	Princess Court

Trees specified by reference to an area
(within a dotted black line on the map)

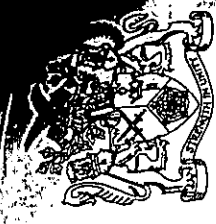
Reference on map	Description	Situation
	NONE	

Groups of trees
(within a broken line on the map)

Reference on map	Description (including number of trees in the group)	Situation
	NONE	

Woodlands
(within a continuous black line on the map)

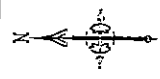
Reference on map	Description	Situation
	NONE	



RUSHMOOR BOROUGH COUNCIL

DIRECTORATE OF ENVIRONMENTAL SERVICES

KEITH HOLLAND, BA, MRTP
HEAD OF PLANNING SERVICES
COUNCIL OFFICES
FARNBOROUGH ROAD, FARNBOROUGH
HANTS, GU14 7JU
TEL: (01252) 398398



TREE PRESERVATION ORDER No 384

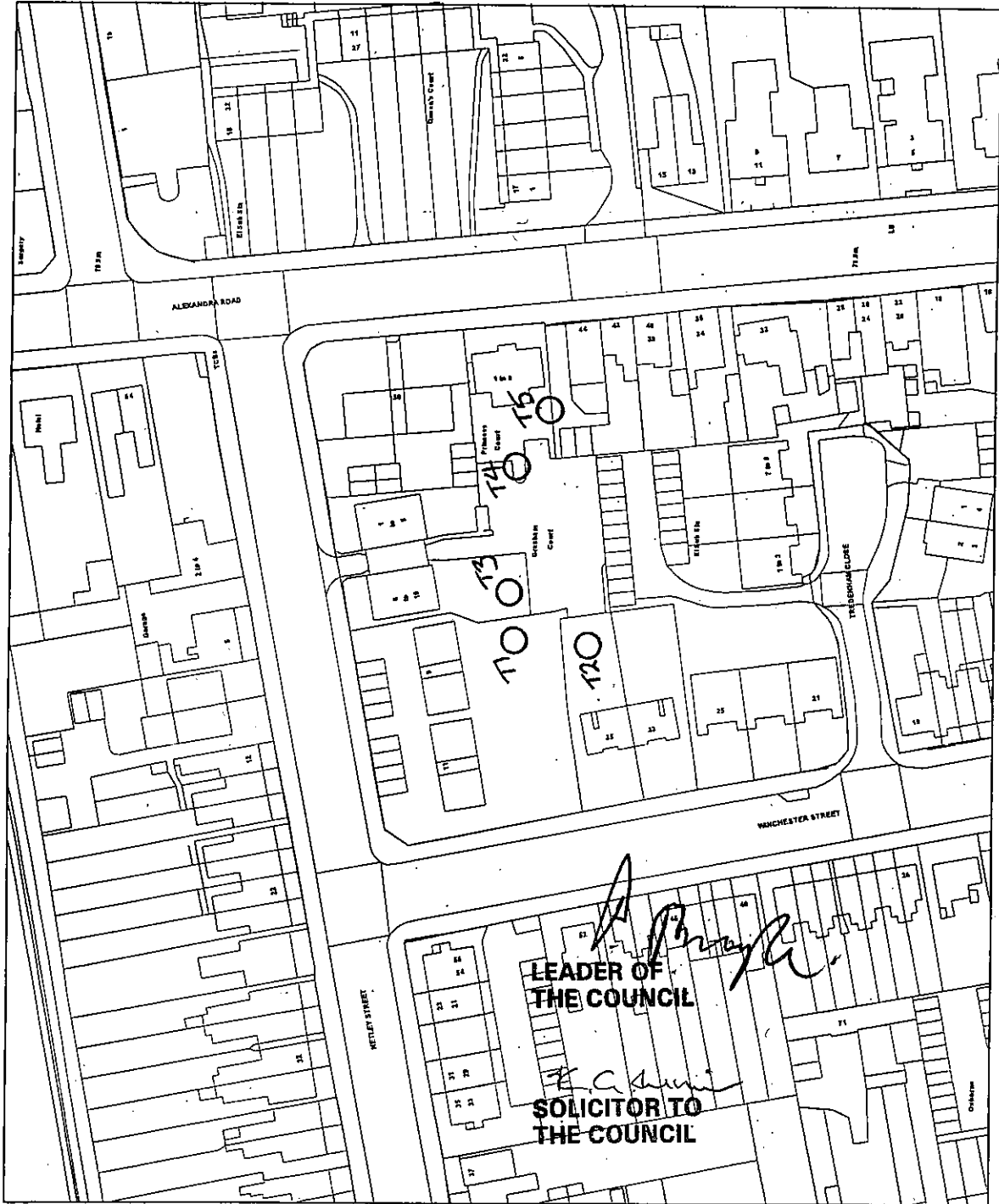
TREE SCHEDULE: Please refer to schedule 1

T1 - T5 INDIVIDUAL TREES

Location: -
Trees within the grounds of
Alexandra Close & Gresham Court, Netley Street;
Princess Court, Alexandra Road and
35 Winchester Street
Farnborough
Hampshire

Date: 31/05/2005 Map Reference: E.487277 N.153709
Scale: 1:1250

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[Signature]
**LEADER OF
THE COUNCIL**

[Signature]
**SOLICITOR TO
THE COUNCIL**

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TOWN AND COUNTRY PLANNING ACT 1990


(SECTION 199)

RUSHMOOR BOROUGH COUNCIL

TPO 384

**Trees within the grounds of Alexandra Close & Gresham Court,
Netley Street; Princess Court, Alexandra Road and 35 Winchester
Street, Farnborough, Hampshire, 2005.**

Under the provisions of Section 199 of the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999, Rushmoor Borough Council having received no letters of representation in respect of the above Tree Preservation Order, this Order is hereby confirmed without modification.

Signed..........Head of Planning Services

Dated..... 24.11.05

AGREED

Signed..........Solicitor to the Council

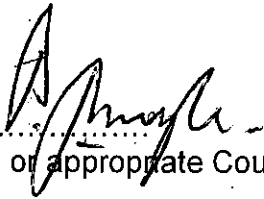
Dated..... 25/11/05

CONFIRMATION OF ORDER 384

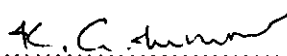
This Order was confirmed by Rushmoor Borough Council without modification:

on the 25th day of NOV, , 2005

28/1/05



.....
Leader of the Council or appropriate Council Member



.....
Solicitor to the Council

Town and Country Planning Act 1990
THE TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

REVOCATION ORDER (TPO) 55, 13th October 1977.
Served in respect of trees within the grounds of 'Staddlestones' 1 Netley Street, Farnborough.

Rushmoor Borough Council, in pursuance of the powers conferred in that behalf by sections 198 and 333(7) of the Town and Country Planning Act 1990 and regulation 9 of the Town and Country Planning (Trees) Regulations 1999 hereby make the following Order: –


Tree Preservation Order 55, made on the 13th October 1977, on land at 'Staddlestones' 1 Netley Street, Farnborough is hereby revoked.

Given under the seal of Rushmoor Borough Council

[DATE] 14th June 2005

The Common Seal of *Rushmoor Borough Council*.

Was affixed hereto in the presence of:-


.....
Leader of the Council


.....
Solicitor to the Council

A copy of the title page of the revoked order together with the map and first schedule thereof is appended for your information.

REVOCATION ORDER (TPO) 55

**Served in respect of trees within the grounds of 'Staddlestones' 1
Netley Street, Farnborough, Hampshire.
Made 13 October 1977.**


It is expedient in the interest of amenity to make provision for the preservation of trees on the above site. Tree Preservation Order 55 made 13 October 1977 is no longer adequate in that respect and should now be revoked.

Signed..........

Head of Planning Services

Dated:.....7.6.05.....

Agreed

Signed..........

Solicitor to the Council

Dated.....14/6/05.....

TOWN AND COUNTRY PLANNING ACT 1971
THE COUNCIL OF THE BOROUGH OF RUSHMOOR

("STADDLESTONES" 1 NETLEY STREET FARNBOROUGH)

TREE PRESERVATION ORDER

The Council of the Borough of Rushmoor being the local planning authority (in this Order called "the Authority") in pursuance of the powers conferred in that behalf by Sections 60 and 61 of the Town and Country Planning Act 1971 and subject to the provisions of the Forestry Act 1967 hereby make the following Order:-

1. In this Order:-

"the Act" means the Town and Country Planning Act, 1971;
"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; a lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and "the Minister" means the Secretary of State for the Environment.
2. Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto which map shall, for the purposes of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.
3. An application for consent made to the authority under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

When its cutting down or uprooting is authorised only by Section 60(6) of the Town and Country Planning Act 1971 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of the removal, etc., should be given to the authority to enable the latter to decide whether or not to dispense with the requirement.

14. It is hereby directed that the provisions of Section 61 of the Act shall apply to this Order and that this Order shall take effect provisionally as from the date on which the Order is made and shall continue in force provisionally until the expiration of a period of six months beginning with that date or until the date on which the Order is confirmed or, in the case of an Order which can be confirmed only by the Minister, the date on which he notifies the authority that he does not propose to confirm it, whichever first occurs.

FIRST SCHEDULE

Trees Specified Individually
(encircled in black on the map)

NONE

Trees Specified by Reference To An Area
(With a dotted black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
A 1	The several trees of Oak, Horse Chestnut, Lime, Acacia, Sycamore, Ash, Holly, Pine, Cedar.	Within the curtilage of "Staddlestones" 1 Netley Street, Farnborough, Hants.

Groups of Trees

NONE

Woodlands

NONE

ALEXANDRA ROAD

WELBY STREET



"KINGS COURT"

A1

GARAGES

CHURCH

ROAD

PATH

