

Town and Country Planning Act 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

TPO 357A

Trees in the grounds of properties within 183 – 231 Sandy Lane, The Potteries & Blackstone Close, Farnborough, Hampshire 2004

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 357, Trees in the grounds of properties within 183 – 231 Sandy Lane, The Potteries & Blackstone Close, Farnborough, Hampshire, 2004.

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 26.07.04

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 affecting land where Forestry Commissioners interested), and subject to article 5, no person shall –

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) 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.

^(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).

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 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,

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

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

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

^(c) 1989 c.29.

^(d) 1986 c.31.

^(e) 1984 c.12.

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.

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 2004 (No. 357/357A)
LIST OF ALL PEOPLE SERVED WITH ORDER AND NOTICE

The Owner/ Occupier
1 – 15; 24 – 39; 43, 51, 52 & 53 The Potteries,
Farnborough
Hants GU14 9JR.

The Owner/Occupier
183, 199, 201, 213, 215, 221 – 231 (odd numbers) Sandy Lane,
Farnborough
Hants GU14 9LA.

The Owner/ Occupier
1, 37, 39 Blackstone Close,
Farnborough,
Hants. GU14 9JW.

The Owner/ Occupier
2 – 28 (even numbers) Blackstone Close,
Farnborough
Hants GU14 9JW.

The Owner/Occupier
27 – 41 Sidlaws Road,
Farnborough,
Hants. GU14 9JN.

The Owner/ Occupier,
24,25,26 Sidlaws Road,
Farnborough,
Hants GU14 9JL.

Thames Water
Development Control – SE
Asset Investment Unit
Maple Lodge
Denham Way
Rickmansworth
Herts W33 9SQ

Hampshire County Council Highways Sub-unit,
Rushmoor Borough Council Offices,
Farnborough Road,
Farnborough,
Hants GU14 7JU.

Rushmoor Borough Council,
Property Services,
Council Offices,
Farnborough Road,
Farnborough,
Hants GU14 7JU

Fernhill Ward Councillors: A.M Ferrier, J.H Marsh & K.H Muschamp.

TREE PRESERVATION ORDER: 357

**Trees in the grounds of properties within 183 – 231 Sandy Lane, The
Potteries & Blackstone Close, Farnborough, Hampshire 2004**

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



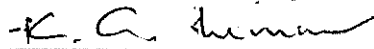
Head of Planning Services

Dated:

28.7.04

Agreed

Signed



Solicitor to the Council

Dated:

29/7/04

Dated 29th day of July 2004

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

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

198104

K. A. - [Signature]
.....
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]	SCOTS PINE	231 SANDY LANE
[T2]	BEECH	229 SANDY LANE
[T3]	BEECH	227 SANDY LANE
[T4]	SILVER BIRCH	221 SANDY LANE
[T5]	BEECH	2 THE POTTERIES
[T6]	SILVER BIRCH	3 THE POTTERIES
[T7]	SILVER BIRCH	52 THE POTTERIES
[T8]	SILVER BIRCH	215 SANDY LANE
[T9]	SILVER BIRCH	ADJACENT TO 201 SANDY LANE
[T10]	LIME	39 THE POTTERIES
[T11]	OAK	183 SANDY LANE
[T12]	OAK	28 THE POTTERIES
[T13]	OAK	26 THE POTTERIES
[T14]	SILVER BIRCH	28 BLACKSTONE CLOSE
[T15]	OAK	12 BLACKSTONE CLOSE
[T16]	ALDER	10 BLACKSTONE CLOSE
[T17]	BEECH	8 & 10 BLACKSTONE CLOSE
[T18]	ALDER	4 BLACKSTONE CLOSE
[T20]	OAK	10 THE POTTERIES

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

Reference on map	Description	Situation
[A1]	NONE	
[A2]	NONE	

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

Reference on map	Description (including a number of trees in the group)	Situation
[G1]	2 X BEECH 1X SWEET CHESTNUT 4X SCOTS PINE 1X LARCH	229 SANDY LANE
[G2]	2 X BEECH	1 THE POTTERIES
[G3]	7X BEECH 1X SCOTS PINE 1X LARCH	2 THE POTTERIES
[G4]	2X BEECH	1 THE POTTERIES
[G5]	2X OAK	3 THE POTTERIES
[G6]	2X OAK	201 SANDY LANE
[G7]	2 X OAK	ADJACENT TO 38 THE POTTERIES & 201 SANDY LANE
[G8]	2 X SILVER BIRCH	35 THE POTTERIES

[G9]	1X SILVER BIRCH 2X OAK	34 THE POTTERIES
[G10]	6X SILVER BIRCH 2X OAK	33 THE POTTERIES
[G11]	6X SILVER BIRCH 3X OAK	32 THE POTTERIES
[G12]	4X SILVER BIRCH 2X OAK	31 THE POTTERIES
[G13]	2X ALDER 1X SILVER BIRCH 1X OAK 1X SORBUS spp	30 THE POTTERIES
[G14]	6X ALDER	29 THE POTTERIES
[G15]	3X ALDER	18 BLACKSTONE CLOSE
[G16]	2X HOLLY	8 BLACKSTONE CLOSE
[G17]	1X OAK 1X BEECH	6 BLACKSTONE CLOSE
[G18]	1 X ALDER 1X BEECH 1X OAK	2 & 4 BLACKSTONE CLOSE
[G19]	2X HOLLY 2X ALDER 1X BEECH	ADJACENT TO 1 BLACKSTONE CLOSE
[G20]	4X OAK	27 THE POTTERIES
[G21]	1X SILVER BIRCH 1X OAK 1X POPLAR	14 THE POTTERIES
[G22]	3X OAK	13 THE POTTERIES
[G23]	1X WILLOW spp 1X SILVER BIRCH	39 BLACKSTONE CLOSE
[G24]	6X OAK 1X CHERRY	12 THE POTTERIES
[G25]	4X OAK 1X CHERRY	11 THE POTTERIES
[G26]	3X OAK 4X SILVER BIRCH 1X LARCH 1X CHERRY	9 THE POTTERIES
[G27]	2X OAK	ADJACENT TO 24 THE POTTERIES.

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
[W1]	NONE	
[W2]	NONE	



RUSHMOOR BOROUGH COUNCIL

DIRECTORATE OF ENVIRONMENTAL SERVICES

KEITH HOLLAND, BA, MRTP1
HEAD OF PLANNING SERVICES
COUNCIL OFFICES
FARNBOROUGH ROAD, FARNBOROUGH
HANTS, GU14 7JU
TEL: (01252) 398398



TREE PRESERVATION ORDER No 357

TREE SCHEDULE: Please refer to schedule 1

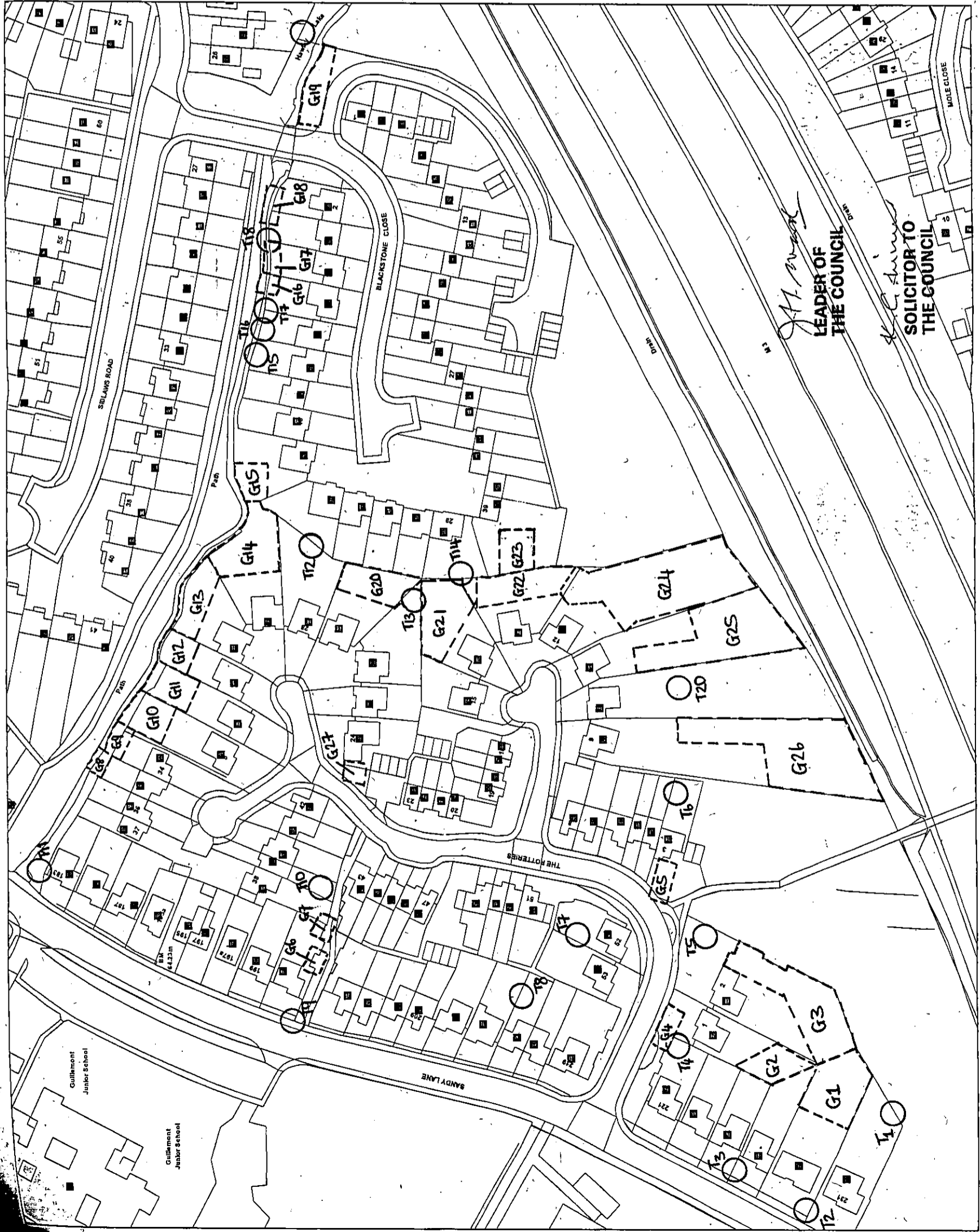
T1 - T20 INDIVIDUAL TREES G1 - G27 GROUPS OF TREES

Location: -

Trees in the grounds of properties within:
183 - 231 Sandy Lane, The Potteries &
Blackstone Close,
Farnborough,
Hants
2004

Date: 26/07/2004 Map Reference: E.48467 N.156954
Scale: 1:1250

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**TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 199)
TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999**

RUSHMOOR BOROUGH COUNCIL

TPO 357

**Trees in the grounds of properties within 183 – 231 Sandy Lane,
The Potteries & Blackstone Close, Farnborough, Hampshire 2004**

DATED 24 JANUARY 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 considered four representations received in respect of the above Tree Preservation Order, this Order is hereby confirmed with modification as TPO 357A.

Signed..........

Head of Planning Services

Dated.....25.1.05.....

AGREED

Signed..........

Solicitor to the Council

Dated.....26.1.05.....

CONFIRMATION OF ORDER 357A

This Order was confirmed by Rushmoor Borough Council with modifications:

T19 – Due to its condition this Weeping Willow has now been omitted from Schedule 1.

G24 – Due to its condition one Silver Birch within this group has now been omitted from Schedule 1.

on the 26th day of January, 2005

J. H. Marsh

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

K. C. Linn

.....
Solicitor to the Council

23/05



Your reference

Contact Ian May

Our reference IM/TPO 357

Direct line (01252) 398737
8737

Rushmoor Borough Council
Property Services
Council Offices
Farnborough Road
Farnborough
Hants GU14 7JU

e-mail imay@rushmoor.gov.uk

Date

10th August 2004

Dear Sir or Madam,

TREE PRESERVATION ORDER 357

Trees in the grounds of properties within 183- 231 Sandy Lane, The Potteries & Blackstone Close, Farnborough, Hampshire, 2004.

Further to our letter of the 6th August 2004 I write to inform you that due to an administrative error the Council is required to issue an amended list of served parties, please find this list enclosed and attach it to your copy of the original document. Please note that the comment date has been extended to 11th October 2004 to allow additional parties adequate time to comment on the Order.

Should you feel I can be of further assistance with this matter then please do not hesitate to contact me.

Yours sincerely

IAN MAY
Aboricultural Officer
Planning Services
Enc

visit our website at www.rushmoor.gov.uk

TREE PRESERVATION ORDER 2004 (No. 357)
LIST OF ALL PEOPLE SERVED WITH ORDER AND NOTICE

The Owner/ Occupier
1 – 15; 24 – 39; 43, 51, 52 & 53 The Potteries,
Farnborough
Hants GU14 9JR.

MINOR AMENDMENT

The Owner/Occupier
183, 199, 201, 213, 215, 221 – 231 (odd numbers) Sandy Lane,
Farnborough
Hants GU14 9LA.

The Owner/ Occupier
1, 37, 39 Blackstone Close,
Farnborough,
Hants. GU14 9JW.

The Owner/ Occupier
2 – 28 (even numbers) Blackstone Close,
Farnborough
Hants GU14 9JW.

The Owner/ Occupier
28,32,34,36,38,40 Albert Road,
Farnborough,
Hants GU14 6SH

The Owner/Occupier
27 – 41 Sidlaws Road,
Farnborough,
Hants. GU14 9JN.

The Owner/ Occupier,
24,25,26 Sidlaws Road,
Farnborough,
Hants GU14 9JL.

Thames Water
Development Control – SE
Asset Investment Unit
Maple Lodge
Denham Way
Rickmansworth
Herts W33 9SQ

Hampshire County Council Highways Sub-unit,
Rushmoor Borough Council Offices,
Farnborough Road,
Farnborough,
Hants GU14 7JU.

Rushmoor Borough Council,
Property Services,
Council Offices,
Farnborough Road,
Farnborough,
Hants GU14 7JU

Fernhill Ward Councillors: A.M Ferrier, J.H Marsh & K.H Muschamp.



Your reference

Our reference

IM/TPO 357A

Contact

Ian May

Direct line

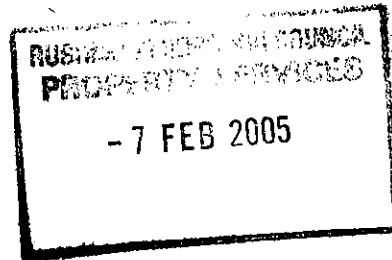
(01252) 398737
imay@rushmoor.gov.uk

Extension

03 February 2005

Date

Rushmoor Borough Council
Property Services
Council Offices
Farnborough Road
Farnborough
Hants GU14 7JU



Dear Sir or Madam,

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

**TOWN & COUNTRY PLANNING ACT 1990
TOWN & COUNTRY PLANNING (TREES) REGULATIONS 1999**

**Re: TREE PRESERVATION ORDER No. 357, TREES IN THE GROUNDS OF
PROPERTIES WITHIN 183 – 231 SANDY LANE, THE POTTERIES AND BLACKSTONE
CLOSE, FARNBOROUGH, HAMPSHIRE. 2004.
RUSHMOOR BOROUGH COUNCIL**

THIS IS A FORMAL NOTICE to remind you that on 29th July 2004 the Council made the above tree preservation order, and sent you a copy.

The Council, in deciding whether or not the order should be confirmed (or, in other words, made permanent), has considered four representations made about the order before reaching its decision. On 26th January 2005 the Council decided: **to confirm the order subject to modification.** T19 → Due to its condition this Weeping Willow has now been omitted from Schedule 1. G24 – Due to its condition one Silver Birch within this group has now been omitted from Schedule 1.

A copy of the modified order TPO 357A is enclosed. In simpler terms, it prohibits anyone from cutting down, topping or lopping any remaining trees described in the First Schedule and shown on the map of the modified order, without the Council's consent.

Some explanatory guidance on tree preservation orders is given in the previously sent leaflet, *Protected Trees: A Guide to Tree Preservation Orders*, produced by the Department of Transport, Local Government and the Regions.

visit our website at www.rushmoor.gov.uk

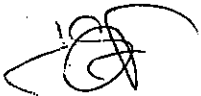
If you disagree with our decision you can challenge it by applying to the High Court under sections 284 and 288 of the Town and Country Planning Act 1990. You can apply to the High Court if you believe:

- (1) the order is not within the powers of the Town and Country Planning Act 1990; or
- (2) the requirements of the 1990 Act or Town and Country Planning (Trees) Regulations 1999 have not been met.

You must apply to the High Court within six weeks from the date of our decision.

For more information about our decision or if you have any questions about this letter, please do not hesitate to contact me on 01252 398 737.

Yours faithfully



PIAN MAY
Arboricultural Officer (Planning Services)