

TOWN AND COUNTRY PLANNING ACT 1990

The Tree Preservation Order DFTPO209 Union Road, Coleford

The Forest of Dean District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

1. Citation

This Order may be cited as The Tree Preservation Order DFTPO209, Union Road, Coleford

Interpretation

- 1.1. In this Order "the authority" means the Forest of Dean District Council.
- 1.2. In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. Effect

- 2.1. Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- 2.2. Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

3. Application to trees to be planted pursuant to a condition

In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 5th day of May 2015

The Common Seal of the FOREST OF DEAN DISTRICT COUNCIL was hereunto

Affixed in the presence of

A handwritten signature in black ink, consisting of a series of loops and curves.

1790.

CONFIRMATION OF ORDER

This Order was confirmed by the FOREST OF DEAN DISTRICT COUNCIL without modification on the day of

OR

This Order was confirmed by the FOREST OF DEAN DISTRICT COUNCIL, subject to the modifications indicated by black line on the map, on the 13th day of October 2015

Signed on behalf of the FOREST OF DEAN DISTRICT COUNCIL



Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the FOREST OF DEAN DISTRICT COUNCIL on the day

Signed on behalf of the FOREST OF DEAN DISTRICT COUNCIL

.....

Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the FOREST OF DEAN DISTRICT COUNCIL on the day of by a variation order under reference number a copy of which is attached

Signed on behalf of the FOREST OF DEAN DISTRICT COUNCIL

.....

Authorised by the Council to sign in that behalf

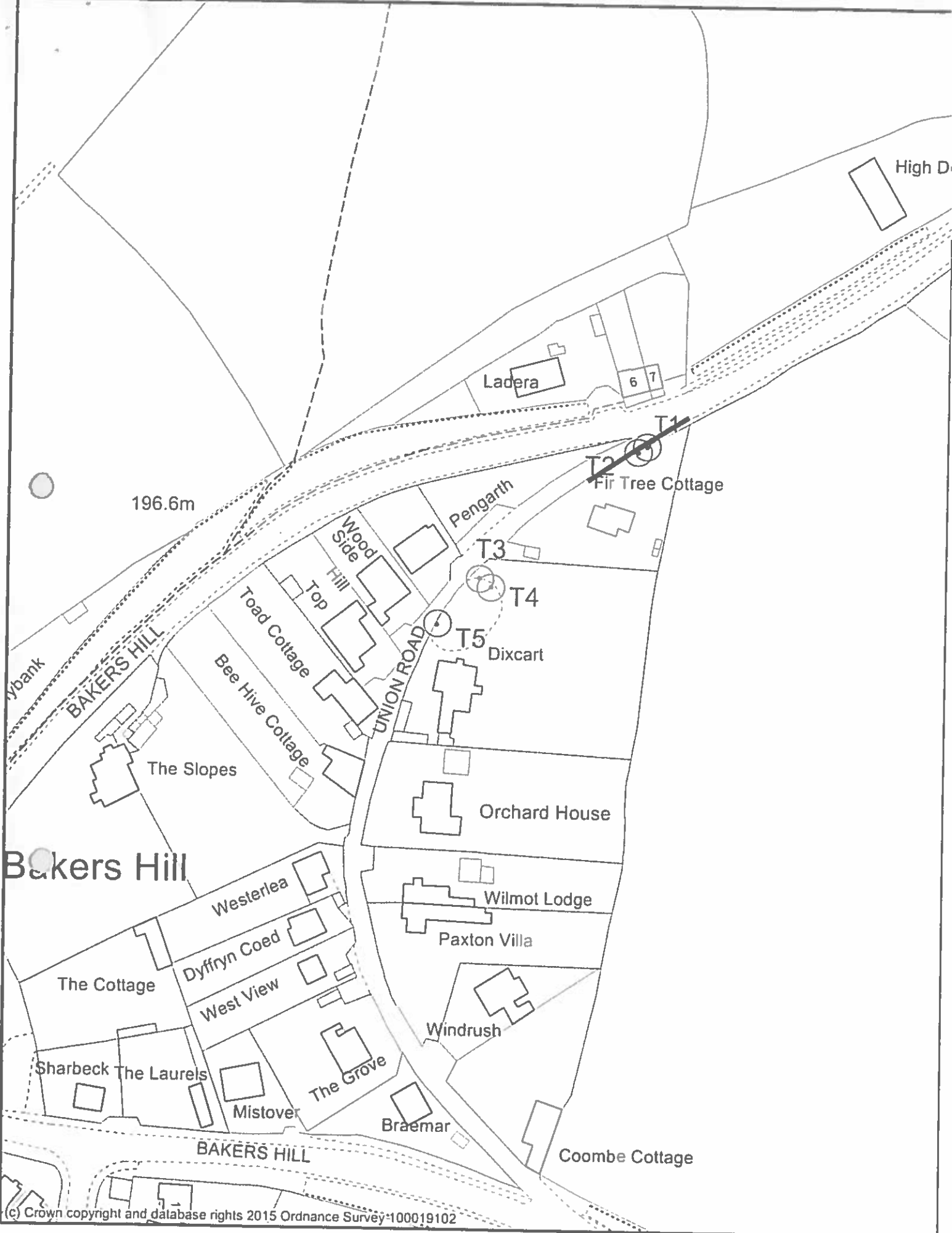
REVOCATION OF ORDER

This Order was revoked by the FOREST OF DEAN DISTRICT COUNCIL on the day of

Signed on behalf of the FOREST OF DEAN DISTRICT COUNCIL

.....

Authorised by the Council to sign in that behalf



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**Tree Preservation Order
DFTPO209
Union Road, Coleford**

Scale: 1:1250

14 October 2015



**SCHEDULE 1
SPECIFICATION OF TREES**

**Trees specified individually
(Encircled in black on the map)**

Reference on Map	Description	Situation
T1	Corsican Pine	Northeast corner of Fir Tree Cottage
T2	Scots Pine	Northeast corner of Fir Tree Cottage
T3	Scots Pine	Western boundary of Mulberry House
T4	Scots Pine	Western boundary of Mulberry House
T5	Scots Pine	Western boundary of Mulberry House

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

Reference on Map	Description	Situation
-	-	-

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

Reference on map	Description (including number of trees in the group)	Situation
-	-	-

**Woodlands
(within a continuous black line on the map)**

Reference on map	Description	Situation
-	-	-

Report for a Tree Preservation Order

DFTPO209 Union Road, Coleford

Introduction

A Tree Preservation Order is recommended for five individual trees at Union Road, Coleford (see Appendix A – B for TPO plan and photographs). The trees should be referred to as:

- T1 – Corsican Pine
- T2 – Scots Pine
- T3 – Scots Pine
- T4 – Scots Pine
- T5 – Scots Pine

Planning application P1352/14/FUL was approved in January 2015 for the erection of a two storey side annex extension with new site entrance, driveway, parking area and associated landscaping at Mulberry House. During negotiations regarding the proposed entrance, driveway, parking area and landscaping and their effect on trees, it was noted that there are three Scots Pine trees on site of high amenity value. A site visit confirmed further Pine trees on Union Road of high amenity value.

Desk Based Assessment

Prior to negotiations, application P1352/14/FUL was to impact existing trees, inclusive of T3-T5 due to development in the root protection areas of these trees. Revised proposals ensured that these trees will not be affected and a condition was placed for the protection of these trees during construction works.

T1-T5 are all adjacent to Union Road. T1 and T2 being near the junction with Union Road and Bakers Hill.

Site Based Assessment

The trees are prominent on Union Road and can be viewed from Gloucester Road, Bakers Hill and a public right of way. There are five Pine trees of high amenity value at two neighbouring properties on Union Road, two at Fir Tree Cottage and three at Mulberry House.

The trees are of good form and have an essence of character when viewed from Union Road. T1, situated at the junction with Union Road and Bakers Hill is particularly large and more widely visible.

Consultation Responses

While consultation responses from the Sustainability Team on application P1352/14/FUL identified the importance of three Scots Pine trees on the application site, no consultations have been made with regards to the making of a TPO.

Discussion

Visibility: The trees are prominent on Union Road. Views of a number of the Scots Pine trees are afforded from Gloucester Road. The trees are visible from a public right of the way approximately 210m to the northeast, in particular T1, which is also visible from Bakers Hill.

Individual Impact: The Scots Pine trees are characterful in their appearance and the Corsican Pine is of a good form and large in size. T2 has been topped however it is still considered to be of high amenity value and to merit protection.

Wider Impact: The trees are visible in the wider landscape and contribute to the tree line visible from Gloucester Road and public right of way to the northeast.

Expediency: The implementation of permission P1352/14/FUL may increase management pressures on trees T3-T5 due to the location of the new entrance. Large tree stumps are visible on both properties indicating previous tree removal.

A TPO is considered expedient.

Conclusion of Discussion: Five individual Pine trees on Union Road are of high public amenity value and are therefore considered to merit protection.

Alternatives to placing a Tree Preservation Order

Do nothing. The trees are not within a Conservation Area or currently protected by a TPO so the Council's permission will not be required prior to their removal.

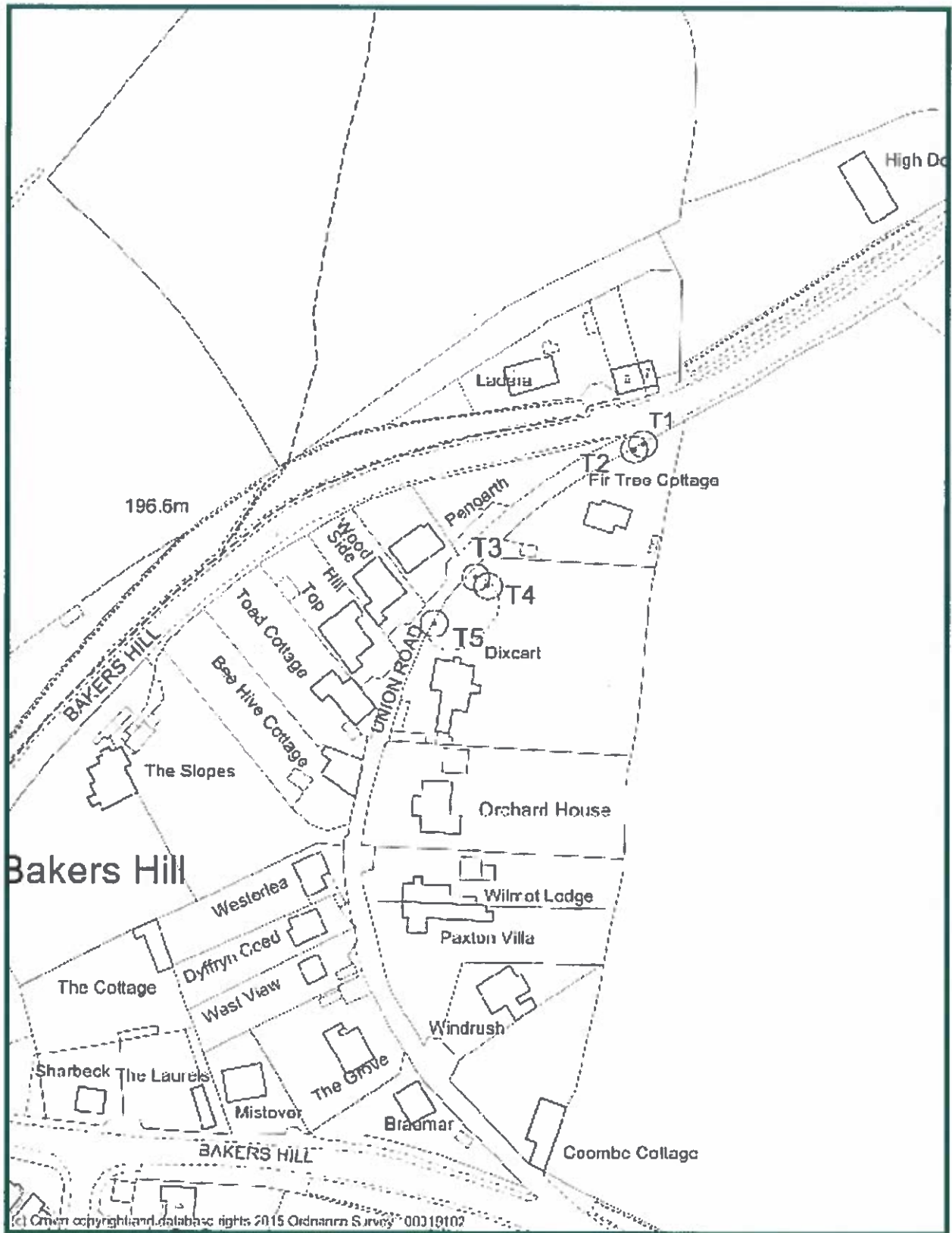
Recommendation

That provisional Tree Preservation Order DFTPO209 Union Road, Coleford be made.

Planning and Housing Group Manager: *[Signature]*

Agreed / ~~Disagree~~*: Date: *15/4/15*

Appendix A – TPO Plan



**Tree Preservation Order
DFTPO209
Union Road, Coleford**

Scale: 1:1250

14 April 2015



Appendix B – Photographs





