

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

TPO 407

Trees within the grounds of Comfrey Close, Juniper Road, Ruth Close, Chamomile Gardens and Thyme Court, 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 407, trees within the grounds of Comfrey Close, Juniper Road, Ruth Close, Chamomile Gardens and Thyme Court, 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 Order, and accordingly, this Order shall take effect provisionally on 12th December 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)(c) or subsection (3) of section 200 (orders affecting land where Forestry Commissioners interested), and subject to article 5, no person shall –

^(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).

- (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.

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.

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

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

- (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. 407)

LIST OF ALL PEOPLE SERVED WITH ORDER AND NOTICE

The Owner/ Occupier
1, 2, 3, 4, 10, 12, 15 Juniper Road
Farnborough
Hants GU14 9XU

The Owner/ Occupier
1, 2, 4, 6 Thyme Court
Farnborough
Hants GU14 9XT

The Owner/ Occupier
7 Herbs End
Farnborough
Hants GU14 9YD

The Owner/Occupier
Briarwood
Sorrel Close
Farnborough
Hants GU14 9TX

The Owner/ Occupier
10, 12, 14, 16, 18, 20, 44, 46, 54 Chamomile Gardens
Farnborough
Hants GU14 9XZ

The Owner/ Occupier
26, 27 Ruth Close
Farnborough
Hants GU14 9UX

The Owner/ Occupier
1, 3, 5, 7, 9, 11, 15, 23, 26, 28, 30, 32, 34 Comfrey Close
Farnborough
Hants GU14 9XX

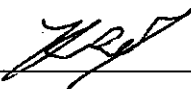
Property Services
Rushmoor Borough Council
Farnborough Road
Farnborough
GU14 7YU

St John's Ward Councillors: P Moyle, G Tucker, S Gadsby

TREE PRESERVATION ORDER: 407

Trees within the grounds of Comfrey Close, Juniper Road, Ruth Close, Chamomile Gardens and Thyme Court, Farnborough, Hampshire, 2005.

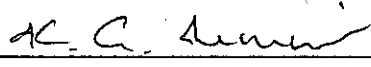
It is expedient in the interest of amenity to make provision for the preservation of trees on the above site and that a Tree Preservation Order should be issued in respect of the above site.

Signed 

Head of Planning Services

Dated: 16.12.05

Agreed

Signed 

Solicitor to the Council

Dated: 19/12/05

Dated

19th


day of Dec, 2005

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

31/05



.....
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
T43	Oak	Adjacent 1 Juniper Road
T44	Oak	1 Juniper Road
T45	Scots Pine	1 Juniper Road
T46	Scots Pine	1 Juniper Road
T47	Oak	3 Juniper Road
T48	Oak	3 Juniper Road
T49	Oak	4 Thyme Court
T50	Oak	4 Thyme Court
T51	Oak	Adjacent 2 Juniper Road
T52	Oak	Adjacent 2 Juniper Road
T53	Oak	Adjacent 12 Chamomile Gardens
T54	Oak	18 Chamomile Gardens
T55	Oak	Adjacent 46 Chamomile Gardens
T56	Oak	27 Ruth Close
T57	Oak	10 Juniper Road
T58	Oak	Adjacent 28 Comfrey Close
T59	Oak	Adjacent 32 Comfrey Close
T60	Oak	White House Meadows, adjacent 32 Comfrey Close

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
G7	Oak x 10 Pine x 12 Horse Chestnut x 1	Amenity land, Herbs End

G8

Sycamore x 2
Oak x 4

Amenity land adjacent 7
Comfrey Close

G9

Oak x 3
Birch x1

Adjacent 15 comfrey
Close

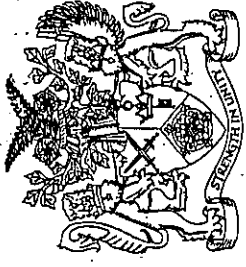
Woodlands

(within a continuous black line on the map)

Reference on map	Description	Situation
	NONE	

Amagla

LEADER OF THE COUNCIL



SOLICITOR TO THE COUNCIL

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 407

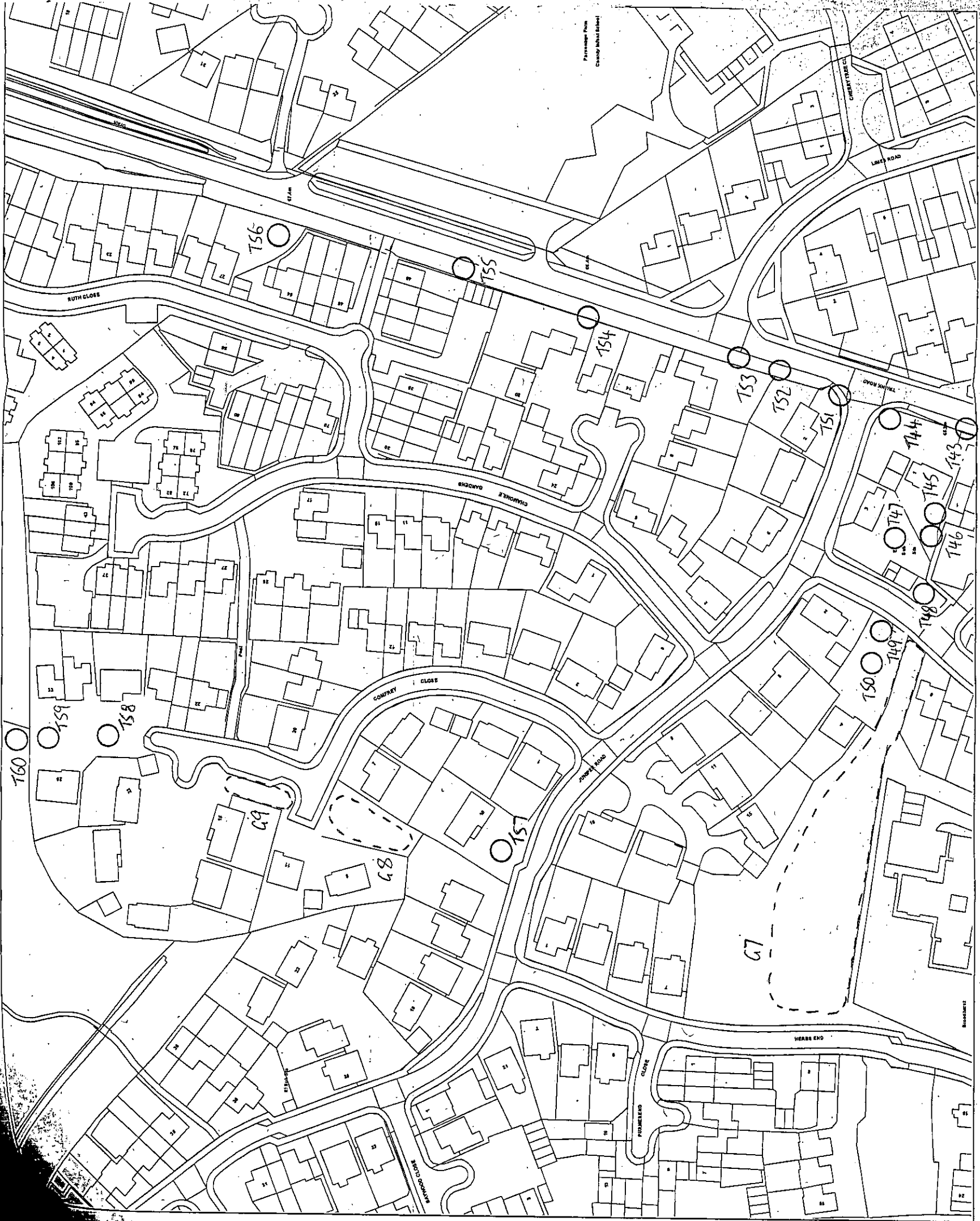
TREE SCHEDULE: Please refer to schedule 1

T43-T60 INDIVIDUAL TREES G7-G9 GROUPS OF TREES

Location: -
Trees within the grounds of
Comfrey Close, Juniper Road, Ruth Close,
Chamomile Gardens and Thyme Court
Farnborough
Hampshire

Date 12/12/2005 Map Reference: E.484144 N.156355
Scale: 1:1250

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TOWN AND COUNTRY PLANNING ACT 1990

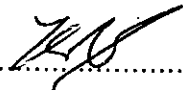
(SECTION 199)

RUSHMOOR BOROUGH COUNCIL

TPO 407

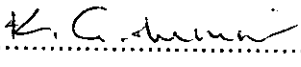
Trees within the grounds of Comfrey Close, Juniper Road, Ruth Close, Chamomile Gardens and Thyme Court, Farnborough, Hampshire, 2005.

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.....6.6.06.....

AGREED

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

Dated.....8/6/06.....

CONFIRMATION OF ORDER 407

This Order was confirmed by Rushmoor Borough Council without modification:

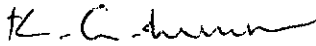
on the *8th* day of *June*, 2006

128/06



Deputy

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



.....
Solicitor to the Council



Your reference

Contact **Ian May**

Our reference **IM/TPO 407**

Direct line **01252 398737**

Property Services
Rushmoor Borough Council
Farnborough Road
Farnborough
GU14 7JU

e-mail **imay@rushmoor.gov.uk**

Date **30 December 2005**

Dear Sir or Madam,

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

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

**Re: Revocation Order (TPO) No. HDC 172 and replacement Tree Preservation Order No. 407, Trees within the grounds of Comfrey Close, Juniper Road, Ruth Close, Chamomile Gardens and Thyme Court, Farnborough, Hampshire. 2005.
Rushmoor Borough Council**

The Government has advised all Councils to review their older Tree Preservation Orders (TPOs) and in particular those that include trees protected by Area designation. This is because significant changes may have occurred in the years since the original TPO was served and so the TPO is likely to now be out of date. In most cases the process is best served by Revoking (removing) the old Order and replacing it with a new up to date Tree Preservation Order. As an affected party with protected trees on or adjoining your land, I am writing to let you know that following a recent tree survey, we have decided that TPO No. HDC 75 should be revoked because it no longer adequately reflects the current situation in respect of trees protected by this order and those having grown up since.

THIS IS A FORMAL NOTICE

1. that on 19th December 2005 the Council revoked Tree Preservation Order No. HDC 172. A copy of the Revocation Order along with the map of the old order is enclosed.
2. and that on 19th December 2005 the Council made a replacement Tree Preservation Order No. 407. (The law requires TPOs to be served on the land on which the tree is situated and any land adjoining thereto).

A copy of the new Tree Preservation order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any trees described in the First Schedule and shown on the map without the Council's consent.

Some explanatory guidance on tree preservation orders is given in the enclosed leaflet, *Protected Trees: A Guide to Tree Preservation Orders*, produced by the Office of the Deputy Prime Minister.



The Order was considered necessary to give the Council the opportunity to offer guidance should any work ever be required to these visually prominent trees.

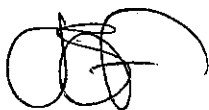
The order took effect, on a provisional basis on 19th December 2005. It will continue in force on this basis for a further 6 months or until the order is confirmed by the council, whichever first occurs.

The Council will now consider whether the order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the order have the right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the order.

If you would like to make any objections or other comments in respect of the new Tree Preservation Order, please make sure we receive them in writing by **3rd February 2006**. Your comments must comply with regulation 4 of the Town & Country Planning (Trees) Regulations 1999, a copy of which is provided at the end of this notice. Please send your comments to the Conservation Section at the Council Offices. All valid objections and representations are carefully considered before a decision on whether to confirm the order is made.

The Council will write to you again when a decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please do not hesitate to contact me on 01252 398 737.

Yours sincerely



IAN MAY
Arboricultural Officer (Planning Services)

COPY OF REGULATION 4 OF THE TOWN & COUNTRY PLANNING (TREES) REGULATIONS 1999

Objections and representations

4 (1) *Subject to paragraph (2), objections and representations -*

(a) shall be made in writing and -

(i) delivered to the authority not later than the date specified by them under regulation 3(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such a time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

4 (2) *The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.*



Your reference

Contact **Ian May**

Our reference **IM/TPO 407**

Direct line **01252 398737**

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

e-mail **imay@rushmoor.gov.uk**

Date **12 June 2006**

Dear Sir/Madam

TREE PRESERVATION ORDER 407

Trees within the grounds of Comfrey Close, Juniper Road, Ruth Close, Chamomile Gardens and Thyme Court, Farnborough, Hampshire. 2005.

On 19th December 2005 the Council made the above Tree Preservation Order, and sent you a copy. I write to inform you that as there were no representations, the Council has now confirmed the above-mentioned Order without modification. For your reference I enclose a copy of the confirmation sheets, which should be stored along with the original document.

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.

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

Yours faithfully

IAN MAY
Arboricultural Officer
Planning Services
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TOWN AND COUNTRY PLANNING ACT 1990

(SECTION 199)

RUSHMOOR BOROUGH COUNCIL

TPO 407

Trees within the grounds of Comfrey Close, Juniper Road, Ruth Close, Chamomile Gardens and Thyme Court, 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.....6.6.06.....

AGREED

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

Dated.....8.6.06.....

CONFIRMATION OF ORDER 407

This Order was confirmed by Rushmoor Borough Council without modification:

on the 8th day of June, 2006

129/06



Deputy

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



.....
Solicitor to the Council