

Item No 09:-

16/05272/TPO (06/00118/TPO)

**Abbey Grounds
Dugdale Road
Cirencester
Gloucestershire**

Item No 09:-

T32 London Plane. Prune back to the previous crown reduction pruning cuts and upto 500mm beyond if decay is found, into sound wood. Pruning to prevent reoccurrence of subsidence at Abbey Grounds Dugdale Road Cirencester Gloucestershire

Works to trees with a TPO 16/05272/TPO (06/00118/TPO)	
Applicant:	Cotswold District Council
Agent:	
Case Officer:	Christopher Fleming
Ward Member(s):	Councillor Mark Harris
Committee Date:	11th January 2017
RECOMMENDATION:	PERMIT

Main Issues:

(a) Impact of the proposed pruning on the wellbeing and amenity value of the protected tree.

Reasons for Referral:

This application has been referred to the Planning Committee for determination because it involves works to a protected tree on Council owned land.

1. Site Description:

This application relates to a parcel of land at Abbey Grounds, Cirencester, and to the front of 11 Blake Road, Cirencester. The land is a public open space used as an amenity park.

An Area Tree Preservation Order (TPO 1964) was served on the land by Gloucestershire County Council in 1964. Cotswold District Council became responsible for the TPO in 1974.

Attached to this report is a plan of the TPO and a plan showing the tree and the Council's ownership boundary.

2. Relevant Planning History:

N/A

3. Planning Policies:

N/A

4. Observations of Consultees:

The views of the Tree Officer are incorporated within Officers Comments.

5. View of Town/Parish Council:

At the time of writing this report, no comments have been received.

6. Other Representations:

At the time of writing this report, no comments have been received.

7. Applicant's Supporting Information:

Subsidence Report

8. Officer's Assessment:

An Area Tree Preservation Order (TPO 1964) was served on the land by Gloucestershire County Council in 1964. Cotswold District Council became responsible for the TPO in 1974.

Attached to this report is a plan of the TPO and a plan showing the tree and the Council's ownership boundary.

In late 2010 it was brought to the Council's attention that a London plane tree was the possible cause of subsidence. An investigation was carried out followed by level monitoring for a period of over a year to establish if the subsidence was vegetation related, and if so establish the causal agent for the subsidence.

At the end of the survey and monitoring programme, it was established that the building was suffering from vegetation related subsidence, and the London plane tree was identified as the main cause (the tree is situated 7m from the building).

In order to reduce the amount of water loss from the soil by the process of leaf transpiration, a reduction of leaf volume was proposed as an alternative to felling the tree and stump grinding.

On 3rd October 2012 it was agreed with the Council's insurers that the proposed 40% reduction was acceptable to them.

The proposed works involve a reduction of the tree by 40% leaf volume. This involves a height reduction of 20% of the tree's current height and a 20% reduction in radial width.

The tree will then have to be kept at this size by repeating the works every two or three years.

9. Conclusion:

In an attempt to prevent the subsidence being caused by the London plane tree it is recommended that the proposal is approved.

10. Proposed conditions:

Works subject to this application must be carried out in accordance with the British Standard for tree works BS3998:2010

Reason: To ensure that works are carried out to an industry pre-defined standard, in the interests of the health, safety and appearance of the preserved trees.

Climbing spikes/irons must not be used whilst undertaking any form of works on living trees, except on those that are to be felled.

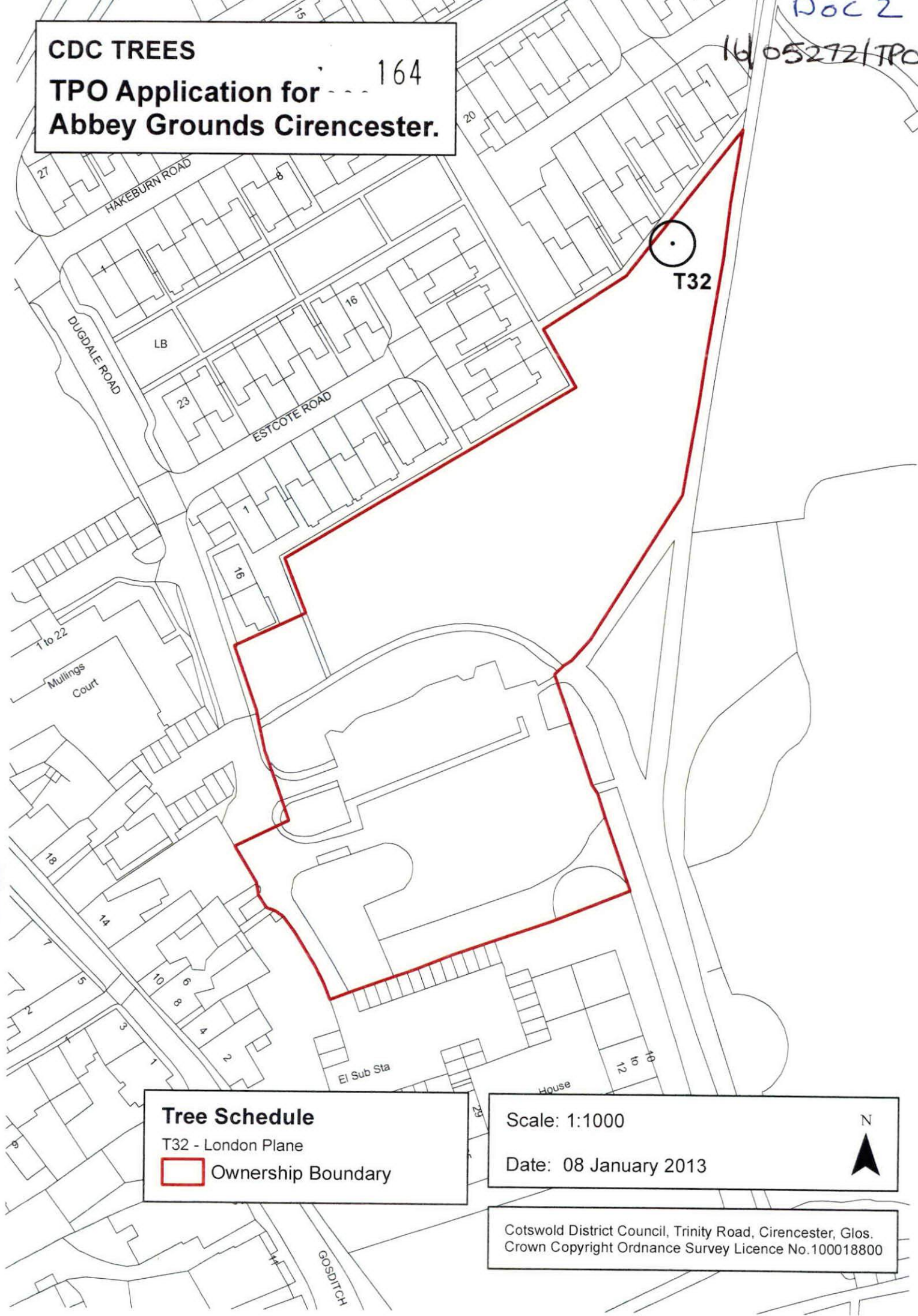
Reason: Climbing spikes can cause extensive and long term damage to tree health

Informatives:

If the trees are not in your ownership, you will require the permission of the owner before any works can be carried out.

Work to trees can have detrimental impacts on protected wildlife species. All British birds, their nests and eggs (with certain, very limited exceptions) are protected by law, as are all bat species and their roosts (even when unoccupied). Prior to commencing work you should ensure that bats and bat roosts; and nesting birds and birds' nests will not be adversely affected. If you suspect that a bat or a bat roost is likely to be affected by the proposed works, you should consult Natural England (www.naturalengland.org.uk).

CDC TREES
TPO Application for 164
Abbey Grounds Cirencester.



Tree Schedule
 T32 - London Plane
 [Red Outline] Ownership Boundary

Scale: 1:1000
 Date: 08 January 2013



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