

Item No 06:-

17/00206/TPO (06/00158/TPO)

**Beeches Car Park
Beeches Road
Cirencester
Gloucestershire**

Various tree works to 6 trees (1x Ash 3x Lime 2x Norway Maple) at Beeches Car Park Beeches Road Cirencester Gloucestershire

Works to trees with a TPO 17/00206/TPO (06/00158/TPO)	
Applicant:	Cotswold District Council
Agent:	
Case Officer:	Christopher Fleming
Ward Member(s):	Councillor Joe Harris
Committee Date:	8th February 2017
RECOMMENDATION:	PERMIT

Main Issues:

(a) The potential loss of amenity due to the need to carry out tree works for safety reasons.

Reasons for Referral:

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

1. Site Description:

This application relates to a parcel of land located west of Beeches Road, Cirencester known as the Beeches Road Car Park. The land is utilised as a car park. On site is also a recycling facility for bottles.

A large number of trees lie around the edge of the site to the West, along the River Churn, and East of Purley Road Allotments. An area Tree Preservation Order (TPO 158) was served on the land by Cotswold District Council in 1991.

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

2. Relevant Planning History:

Previous TPO application 09/01875/TPO. The application was granted for various tree works permitted 5th August 2009.

3. Planning Policies:

NA No Relevant Policies

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:

N/A.

8. Officer's Assessment:

During a recent tree inspection, various defects/issues were observed and recorded. A copy of these findings are attached to the application as (Document 3). Broadly speaking the defects/issues can be grouped into the following:

- 1) Trees with significant deadwood. (Deadwood removal does not require a TPO application).
- 2) Trees that have shed limbs in the past, and crown reduction work is considered appropriate to reduce both weight and wind sail to reduce the risk of future failure whilst retaining the tree.
- 3) Epicormic shoots present on the lime trees that prevent full and proper inspections of the lower trunks of the trees. The decay fungus *kretzschmaria deusta* typically grows within this region. The removal of the epicormic shoots will allow for thorough inspection, both for fungi and any evidence of decay.
- 4) The re-coppicing of trees that have previously been coppiced. Once a tree has been coppiced it regrows as a multistemmed tree, and must be re-coppiced on a regular basis as a form of management. If this was not done then future failure is highly likely as the stems often grow with 'included bark unions' and push against each other.
- 5) The removal of lower branches from trees to allow for car parking or pedestrian access.

Overall, it is considered that the proposed works are necessary to ensure the long term health and wellbeing of the trees on site. It will also ensure that risks to members of the public are reduced.

9. Conclusion:

The works are necessary for the safety and wellbeing of trees, property and people. It is therefore recommended that the application is approved and that the tree is removed.

10. Proposed conditions:

1. The tree work that is the subject of this application is permitted and must be carried out within two years of the date of this notice after which consent lapses and a new application must be made.

Reason: To ensure that works to trees that are protected by Tree Preservation Orders within Cotswold District are effectively controlled and monitored.

2. 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

3. 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.

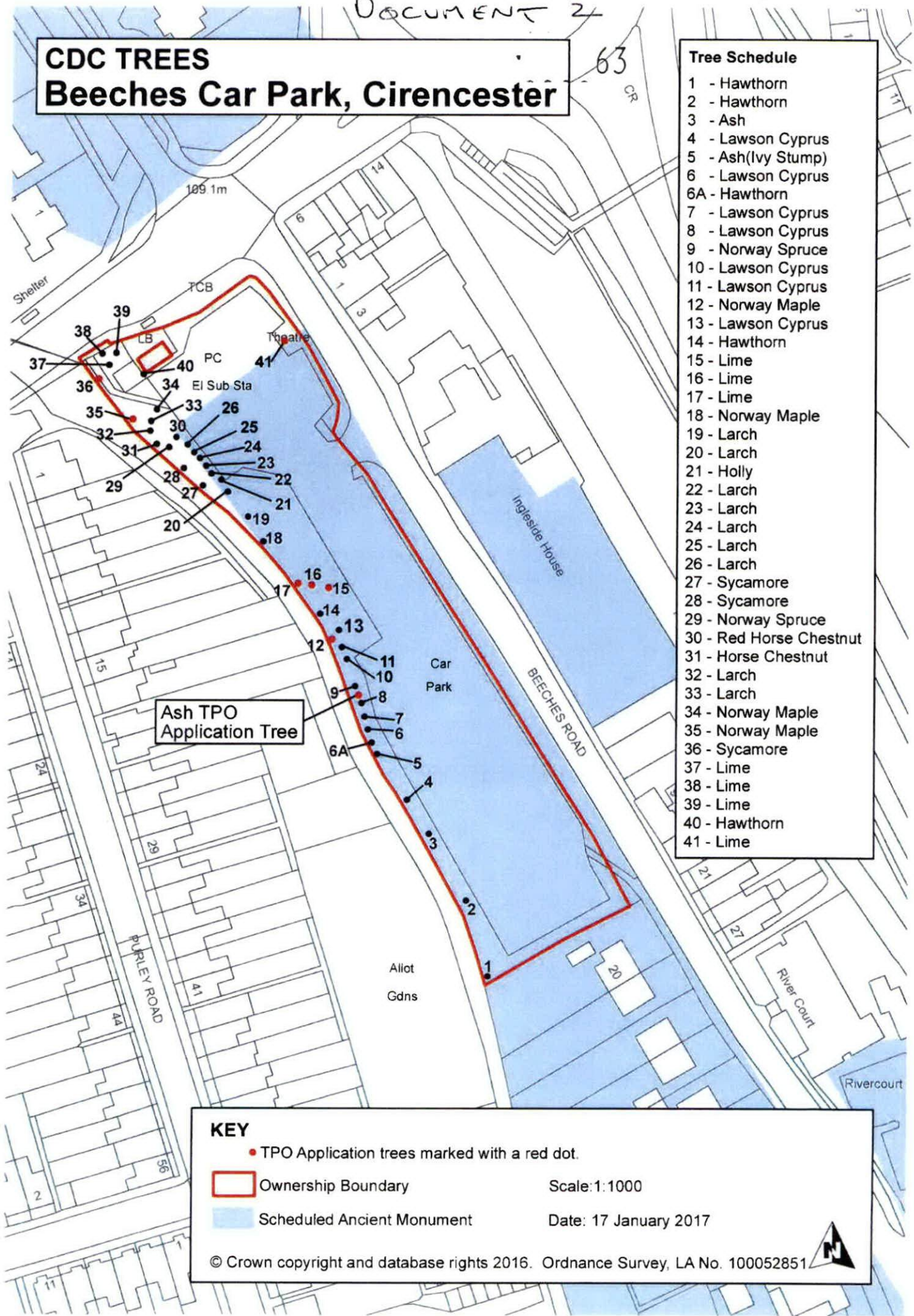
Informatives:

1. If the trees are not in your ownership, you will require the permission of the owner before any works can be carried out.
2. 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 Beeches Car Park, Cirencester

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CR

Tree Schedule	
1	- Hawthorn
2	- Hawthorn
3	- Ash
4	- Lawson Cyprus
5	- Ash(Ivy Stump)
6	- Lawson Cyprus
6A	- Hawthorn
7	- Lawson Cyprus
8	- Lawson Cyprus
9	- Norway Spruce
10	- Lawson Cyprus
11	- Lawson Cyprus
12	- Norway Maple
13	- Lawson Cyprus
14	- Hawthorn
15	- Lime
16	- Lime
17	- Lime
18	- Norway Maple
19	- Larch
20	- Larch
21	- Holly
22	- Larch
23	- Larch
24	- Larch
25	- Larch
26	- Larch
27	- Sycamore
28	- Sycamore
29	- Norway Spruce
30	- Red Horse Chestnut
31	- Horse Chestnut
32	- Larch
33	- Larch
34	- Norway Maple
35	- Norway Maple
36	- Sycamore
37	- Lime
38	- Lime
39	- Lime
40	- Hawthorn
41	- Lime




Ash TPO Application Tree

KEY

- TPO Application trees marked with a red dot.
- ▭ Ownership Boundary
- ▭ Scheduled Ancient Monument

Scale: 1:1000
Date: 17 January 2017

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Cirencester, Beeches Car Park

<u>Tree number</u>	<u>Species</u>	<u>Current Comments/Condition (NSD=No sig defects)</u>	<u>Current Works and reason</u>
Between T8 and T9	Ash	Small ash between 8 and 9	Fell it and allow to coppice, and clear bramble and shrubs from around 8 and 9. Small insignificant ash, Probably not old enough to be within TPO. Growing with poor form.
12	Norway maple	14m/M Several stems. Previously coppiced. NSD	Re-coppice. Was previously coppiced, now time to re-coppice.
15	Lime	Lime 20m/M dense suckers at base. Previously topped at 17m and regrown well with good form and NSD	Remove epicormics and low branches to 3m above ground level. To enable further inspection of trunk and to give ground clearance.
16	Lime	Lime 20m/M dense suckers at base. Previously topped at 17m and regrown well with good form and NSD	Remove epicormics and low branches to 3m above ground level. To enable further inspection of the trunk and to give ground clearance.
17	Lime	Lime 20m/M dense suckers at base. Previously topped at 17m and regrown well with good form and NSD	Remove epicormics and low branches to 3m above ground level. To enable further inspection of the trunk and to give ground clearance.
35	Norway maple	18m/M trunk forked into three at 4m with ivy into fork. Unknown resupinate fungi on northern most stem (possibly saprophytic), stem is snapped off at about 8m. Significant deadwood on southwest stem. Stem shows sign of dieback and deadwood and possibly squirrel damage	Carry out a crown reduction of 3.5m all over and remove dead stem and any deadwood. Damaged tree with significant amount of deadwood.

36	Sycamore	21m/M Leopoldii. Sparse open crown, one sided from previous competition. Slow growth. Large limb over river with included bark union but this limb previously reduced in length and appearing stable. Deadwood throughout, both minor and major. Deadwood over footpath at about 6m above ground level.	Carry out a crown reduction of 3.5m all over and remove dead stem and any deadwood. Tree has previously lost limbs, not sure why. Significant deadwood. Reduction to reduce risk of future failure.
41	Lime	18m/M NSD, previously topped and recently pruned. Epicormics present around base. Possible deadwood about 11m up on Beeches Road side. Re-inspect base after epicormic removal and canopy inspection when in full leaf and arrange for any deadwood to be removed.	Remove epicormics to 2m above ground level. To enable further inspection of the trunk.