

Item No 02

17/02066/TPO

**Old Mill Barn
Upper Swell
Cheltenham
Gloucestershire
GL54 1EW**

**Remove sycamore tree at Old Mill Barn Upper Swell Cheltenham Gloucestershire
GL54 1EW**

Works to trees with a TPO : 17/02066/TPO	
Applicant:	Mr David Helliwell
Agent:	D Jeanes Tree Care
Case Officer:	Ben Holding
Ward Member(s):	Councillor Dilys Neill
Committee Date:	12th July 2017
RECOMMENDATION:	REFUSE

Main Issues:

- a) Visual impact of the felling of the protected tree on views from public places.

Reasons for Referral:

This application has been referred to the Planning and Licensing Committee for determination at the request of the Ward Member for further consideration on the grounds of aesthetics, road safety and impact on living conditions.

1. Site Description:

N/A

2. Relevant Planning History:

N/A

3. Planning Policies:

N/A

4. Observations of Consultees:

N/A

5. View of Town/Parish Council:

Objection - The Parish council considers the tree is a fine specimen and is in a prominent location within the village of Upper Swell and removal of the decayed limbs and judicious pruning to reduce the bulk of the canopy would be more appropriate.

6. Other Representations:

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

7. Applicant's Supporting Information:

Report of D. Jeanes Tree Care
Statement from Geraldine and David Helliwell (Owners)

8. Officer's Assessment:

Tree Preservation Order 06/00146/TPO - CDC TPO No.5 (The Old Mill Upper Swell) 1984 covers the tree. The site is within Upper Swell Conservation Area.

Attached to this report is the plan of the TPO. The tree is within the group G1 that originally protected two ash trees, the sycamore and several yew trees.

Permission was given for felling the two ash trees and one yew and reducing the other yew trees in 1997/1998. An application to fell the sycamore was made in 1997 and refused consent. An application to reduce the sycamore by 25 - 30% was approved in the same year.

The tree is a mature sycamore that stands in a prominent location by the roadside and is an attractive visual feature in the street scene. The tree has a typical form for the species and appears to be in good health. The crown is currently around 17m in height and has a radial crown spread of approximately 6m. The tree was previously reduced to approximately 10m in height and with a radial crown spread of 3 - 4m in around 1997. The crown shows evidence of decay and weaknesses at or just above the previous reduction points and this has led to concerns that branches may snap out.

The crown of the tree shades the terraced garden of the property. All the main windows of the property face the tree. The issues of blocking light and shading of this aspect of the property are exacerbated by the densely crowned horse chestnuts on the land across the road.

The applicant has been informed that reduction of the crown back to the previous reduction points would be likely to receive Officer support due to the concerns about decay at these points and the shading effect of the tree on the property. The tree can be expected to grow new leafy shoots quickly from such a reduction, enabling the long term retention of the tree as an attractive visual amenity. The tree has taken approximately 20 years to grow to its current size from the previous reduction.

The applicant has offered to replace the tree with a birch. A replacement tree would take many years to achieve the same visual amenity provided by the existing tree. Should Members decide to grant permission, the planting of a suitable replacement tree could be secured by condition.

9. Other Issues:

The Parish Council, Ward Member and Owner have made comments regarding possible damage to a nearby stone wall but no evidence about this has been presented with the application.

10. Conclusion:

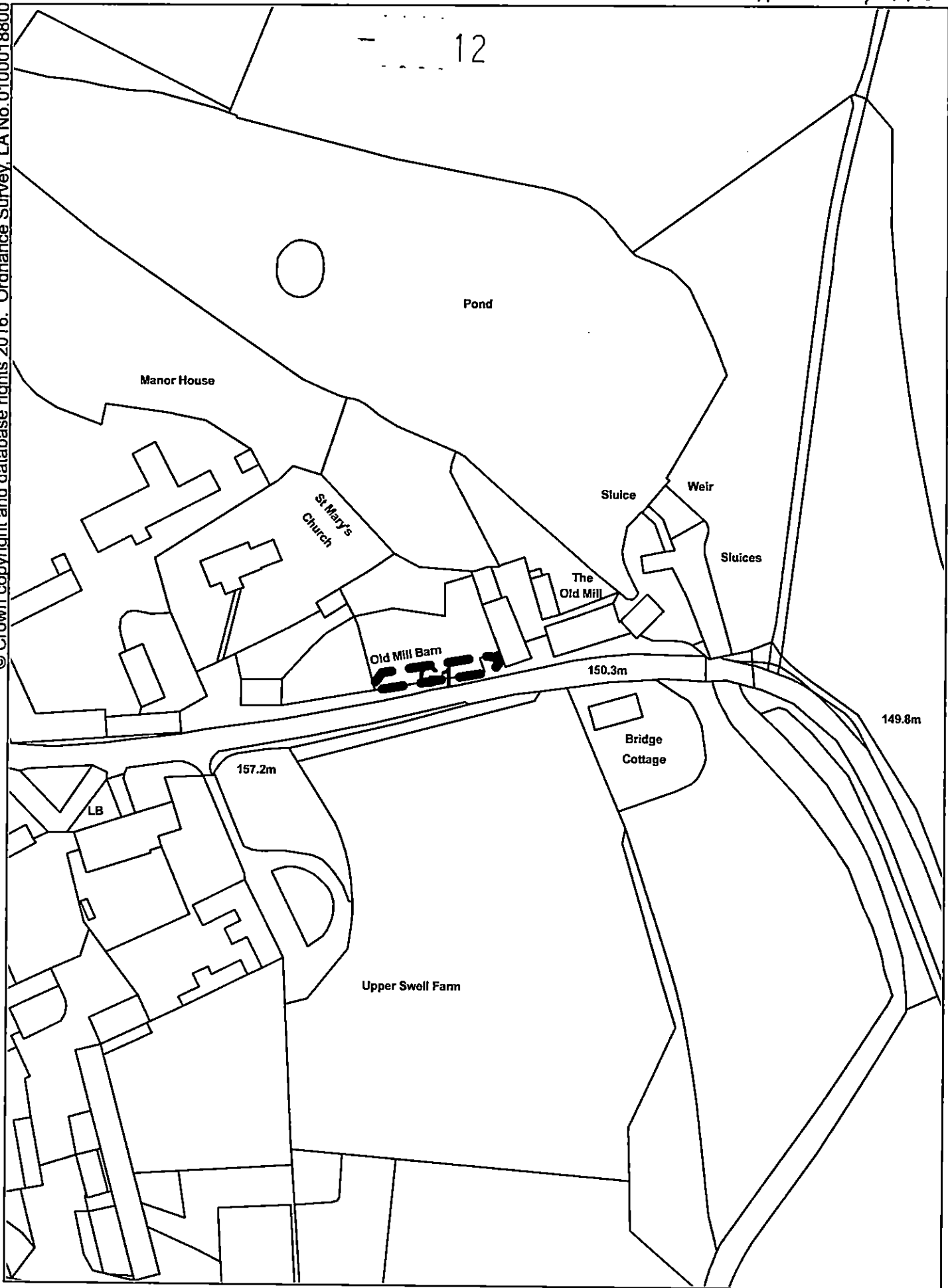
The application is recommended for refusal.

11. Reason for Refusal:

The sycamore tree is of high public visual amenity value. Its removal would harm the character and appearance of the landscape in the Conservation Area.

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COTSWOLD
DISTRICT COUNCIL

Old Mill Barn Upper Swell

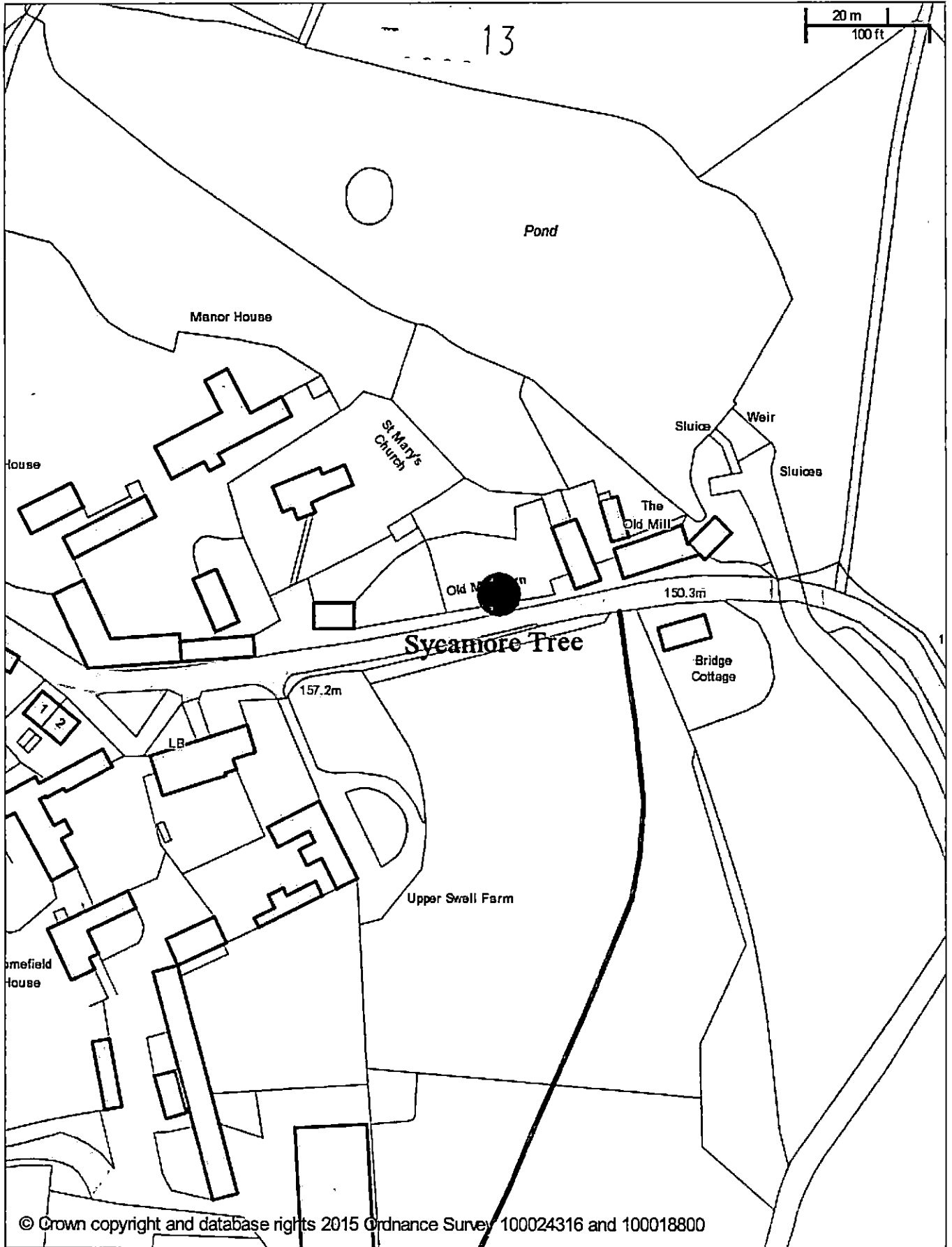
Organisation: Cotswold District Council

Department:

Date: 29/06/2017

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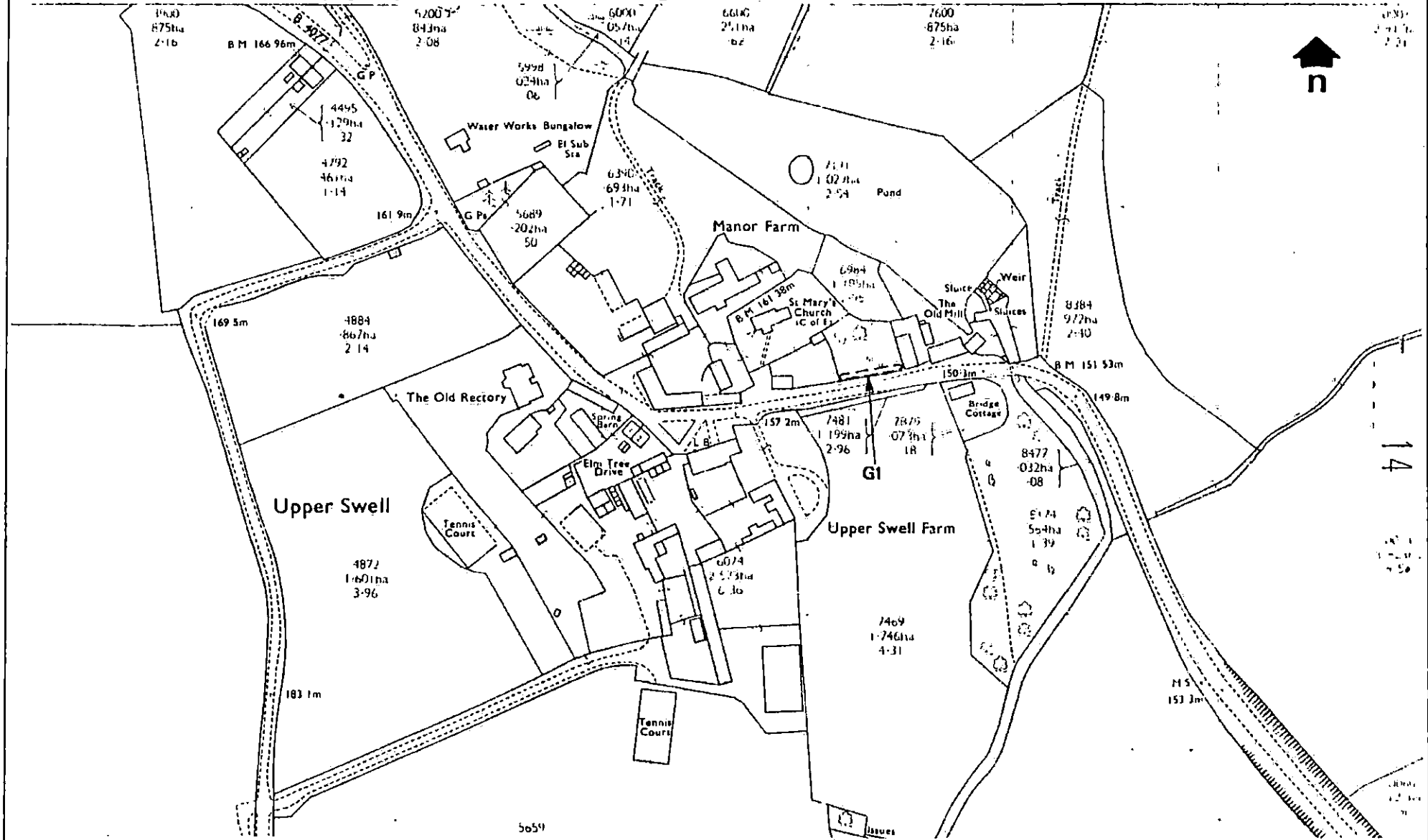




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COTSWOLD DISTRICT PLANNING COMMITTEE



Based upon applicants submitted plan.

Drawing Number: Cdp 639
 Scale: 1:2500
 File Number:
 Date: 13.6.84

TREE PRESERVATION ORDER - LAND NEAR THE OLD MILL, UPPER SWELL.

T. Ridge, Director of Planning
 M.R.T.P.I., A.R.I.B.A., A.M.B.I.M.
 Trinity Rd, Cirencester
 Gloucestershire.