

Item No 07:-

19/00025/TPO

**Abbey Grounds
Dugdale Road
Cirencester
Gloucestershire**

Item No 07:-

T32 London Plane: Prune back to previous crown reduction pruning cuts, and upto 500mm beyond if decay is found, into sound wood at Abbey Grounds Dugdale Road Cirencester Gloucestershire

Works to trees with a TPO 19/00025/TPO	
Applicant:	Cotswold District Council
Agent:	Cotswold District Council
Case Officer:	Amy Hill
Ward Member(s):	Councillor Mark Harris
Committee Date:	13th February 2019
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.

2. Relevant Planning History:

16/05272/TPO - 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 - Permitted January 2017

3. Planning Policies:

N/A

4. Observations of Consultees:

None received at time of writing.

5. View of Town/Parish Council:

No objections subject to the comments of the Tree Officer.

6. Other Representations:

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

7. Applicant's Supporting Information:

Subsidence Report
Previous Decision Notices

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.

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. Permission was then granted for the reduction of the tree by 40% leaf volume. This involved a height reduction of 20% of the tree's previous height and a 20% reduction in radial width. To control the tree size such works will need to be repeated every two or three years. The works proposed in this application are to reduce the tree back to the previous pruning points, and up to 500mm further if decay is found.

It is noted that the Town Council raised no objections subject to the opinion of the Tree Officer. The Tree Officer is serving as the agent for the application and has previously negotiated the scale of works required to allow the tree to be retained.

9. Conclusion:

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

10. Proposed conditions:

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.

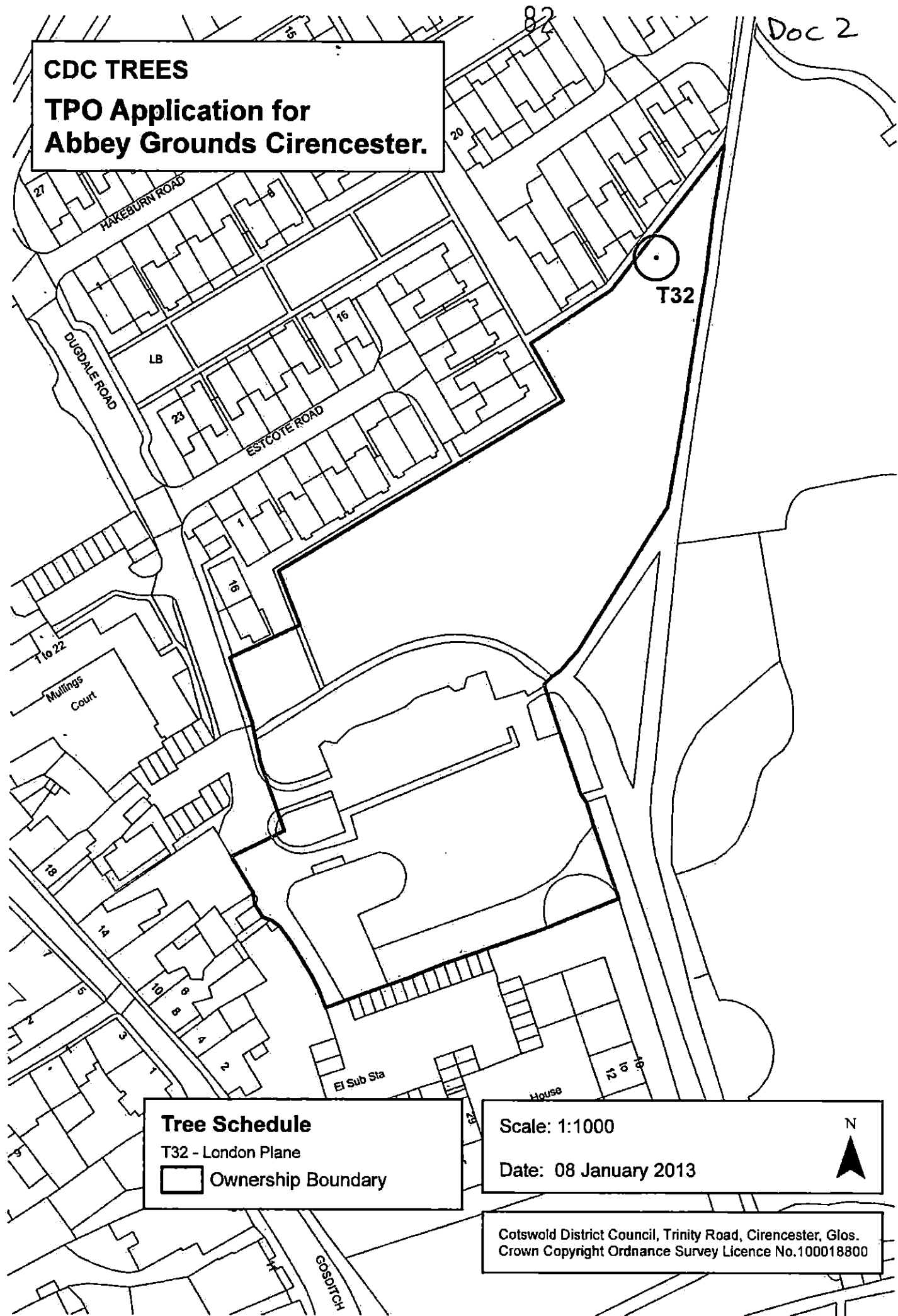
Works subject to this application must be carried out in accordance with the British Standard for tree works BS3998:2010

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

CDC TREES
TPO Application for
Abbey Grounds Cirencester.



T32

Tree Schedule
T32 - London Plane
[] Ownership Boundary

Scale: 1:1000
Date: 08 January 2013



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