

Item No 02:-

20/03941/TPO

**Abbey Grounds
Dugdale Road
Cirencester
Gloucestershire**

Item No 02:-

Tree T32 on plan, London Plane at Abbey Grounds Dugdale Road Cirencester

1. Reduce tree back to previous pruning points, and upto 1m beyond to ensure cutting into sound and solid wood. Reason: Prevent recurrence of subsidence, insurance request
2. Reduce back from houses to give 4m clearance from building, including gutter and roof. Reason: General maintenance and prevent encroachment
3. Remove epicormic growth. Reason: General maintenance
4. Crown raise to give 5m clearance between ground and tree by removing drooping secondary and tertiary branches only. Reason: Improve shape of tree to blend in with crown reduction

Works to trees with a TPO 20/03941/TPO	
Applicant:	Cotswold District Council
Agent:	
Case Officer:	Harrison Bowley
Ward Member(s):	Councillor Mark Harris
Committee Date:	13th January 2021
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 and Licensing Committee for determination, in accordance with the Scheme of Delegation, 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. The application relates to a deciduous London Plane Tree.

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 up to 500mm beyond if decay is found, into sound wood. Pruning to prevent reoccurrence of subsidence - Permitted January 2017

19/00025/TPO - T32 London Plane: Prune back to previous crown reduction pruning cuts, and up to 500mm beyond if decay is found, into sound wood - Permitted February 2019

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:

Background and Proposed Development

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.

The application proposes:

1. Reducing the tree back to previous pruning points and up to 1m beyond in order to ensure cutting into sound and solid wood. Reason: To prevent recurrence of subsidence.
2. Reducing back from houses to give 4m clearance from building, including gutter and roof. Reason: General maintenance and prevention of encroachment.
3. Removal of epicormic growth. Reason: General maintenance.
4. Crown raise to give 5m clearance between ground and tree by removing drooping secondary and tertiary branches only. Reason: Improvement of shape of tree to blend in with crown reduction.

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

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 1m if required in order to ensure the continued health of the tree.

The works proposed also include the reduction of branches back from the adjoining dwellings in order to give a 4m clearance. This will both prevent encroachment onto the properties and constitute good general maintenance. Further maintenance will be carried out through the removal of epicormics growth (dormant buds below the bark) and by raising the tree crown to give 5m clearance from the ground. These works will also result in an improved shape.

It is noted that the Town Council raised no objections subject to the opinion of the Council's 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 as well as to provide general maintenance, it is recommended that the proposal is approved.

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.

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

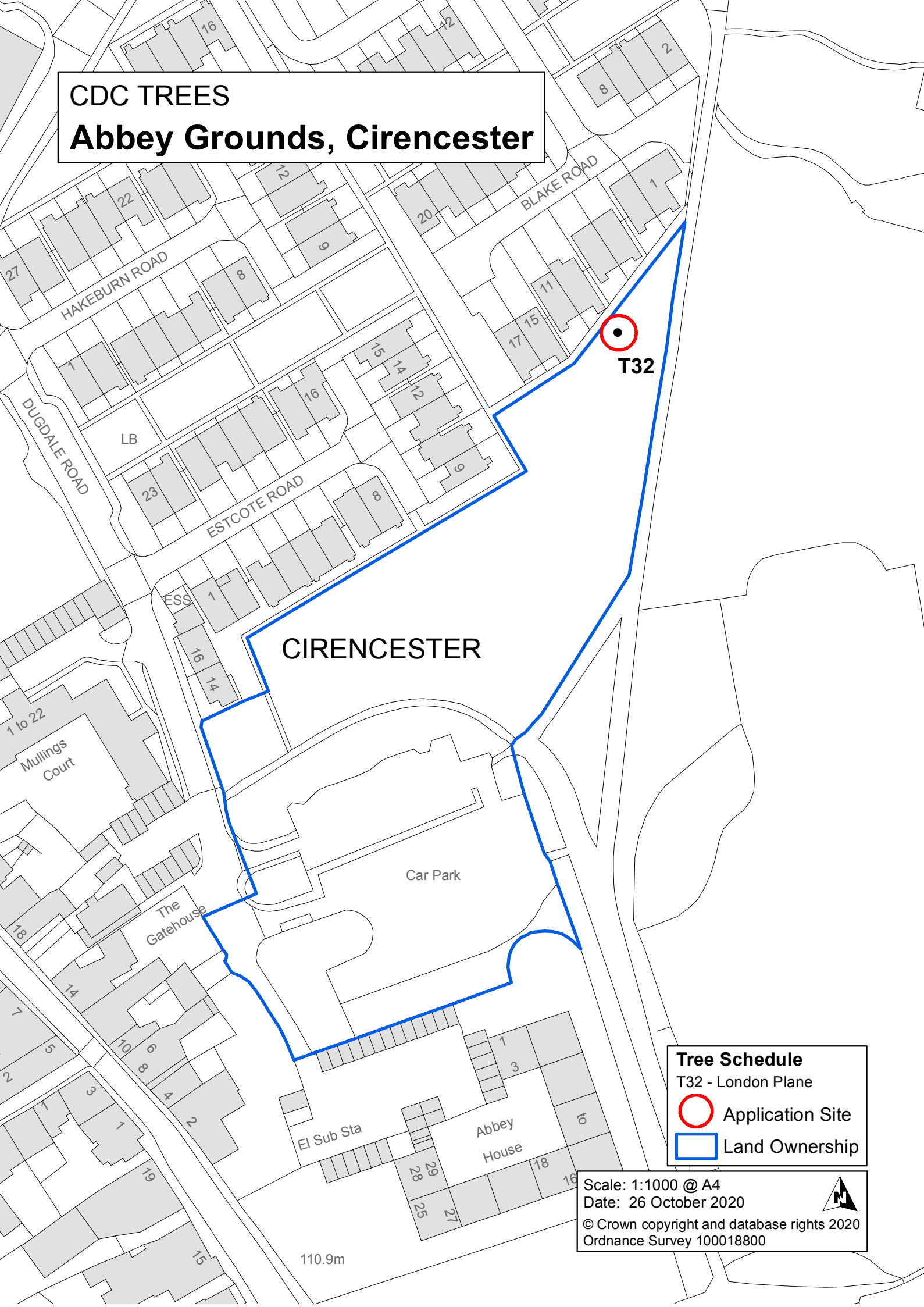
Reason: To ensure that works are carried out to an industry pre-defined standard, in the interests of the health, safety and appearance of the preserved trees.

3. 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



Abbey Grounds, Cirencester



T32

CIRENCESTER

Tree Schedule
T32 - London Plane

-  Application Site
-  Land Ownership

Scale: 1:1000 @ A4
Date: 26 October 2020
© Crown copyright and database rights 2020
Ordnance Survey 100018800



110.9m