

Item No 04:-

22/00416/TPO

**Beeches Car Park
Beeches Road
Cirencester
Gloucestershire
GL7 1AE**

Item No 04:-

Lawson Cypress (T4) - Crown lift to 3m above parking area at Beeches Car Park Beeches Road Cirencester Gloucestershire GL7 1AE

Works to trees with a TPO 22/00416/TPO	
Applicant:	
Agent:	Cotswold District Council
Case Officer:	Amy Hill
Ward Member(s):	Councillor Joe Harris
Committee Date:	9th March 2022
RECOMMENDATION:	RECOMMENDATION: PERMIT SUBJECT TO NO OBJECTIONS BEING RECEIVED PRIOR TO THE END OF THE STATUTORY CONSULTATION PERIOD

1. Main Issues:

(a) The potential loss of amenity

2. Reasons for Referral:

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

3. Site Description:

3.1 This application relates to a Lawson Cypress tree on the western edge of Beeches Road Car Park, along the river Churn. An Area Tree Preservation Order (TPO 4) was served on the land by Cotswold District Council in 1991. The tree is within the Corinium Roman Town Scheduled Ancient Monument (SAM).

4. Relevant Planning History:

09/01875/TPO: Various tree works. Permitted August 2009

17/00206/TPO: Various tree works to 8 trees (1x Ash 4x Lime 2x Norway Maple 1 x Sycamore). Permitted February 2017

18/00282/TPO: T6, Lawson - fell; T18, N. Maple - fell; T19, Larch - fell; T20, Larch - fell. Permitted February 2-18

19/00254/TPO: Fell T30 (Red Horse Chestnut) due to decay. Permitted January 2019

19/04478/TPO: T.7 - Lawson - fell, crown with dead foliage one side; T.8 - Lawson - fell, crown with dead foliage one side. Permitted January 2020

5. Planning Policies:

TNPPF The National Planning Policy Framework

6. Observations of Consultees:

6.1 The Council's Tree Officers have submitted the application on behalf of the Council, and as such, the works proposed are as they have advised. Given the Tree Officers are the agents for the application and are recommending the proposed works, they have not been consulted as part of the application process.

7. View of Town/Parish Council:

7.1 No representations received at time of writing report (prior to the end of the statutory consultation period)

8. Other Representations:

8.1 No representations received at time of writing report (prior to the end of the statutory consultation period)

9. Applicant's Supporting Information:

Location of Trees

Photo

10. Officer's Assessment:

10.1 Paragraph 090 of the Planning Practice Guidance (PPG) states that when considering an application for works to a tree protected by a Tree Preservation Order the Local Planning Authority should:

- *"assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;*
- *consider, in the light of this assessment, whether or not the proposal is justified, having regard to the reasons and additional information put forward in support of it;*
- *consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- *consider whether any requirements apply in regard to protected species;*
- *consider other material considerations, including development plan policies where relevant; and*
- *ensure that appropriate expertise informs its decision."*

10.2 National Planning Policy Framework (NPPF) Paragraph requires decisions to:

- *"contribute to and enhance the local environment by ... recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*

10.3 Local Plan Policy EN7 (Trees, Hedgerows and Woodlands) stated:

- *"1. Where such natural assets are likely to be affected, development will not be permitted that fails to conserve and enhance:*

*trees of high landscape, amenity, ecological or historical value;
veteran trees;
hedgerows of high landscape, amenity, ecological or historical value; and/or
woodland of high landscape, amenity, ecological or historical value."*

10.4 Within the supporting text to this Policy, Paragraph 10.7.3 advises "For the avoidance of doubt, clause (a) of part one of the policy includes trees protected by a Tree Preservation Order or located within a conservation area;"

10.5 This application is to crown lift the Lawson Cypress tree to a height of 3m above the level of the carpark. The works are part of ongoing maintenance of the trees on the car park to enable its safe use. The works should not harm the tree nor detract from the positive amenity value it contributes to the surroundings.

10.6 The works are therefore considered to accord with the guidance within the PPG, NPPF Paragraph 174, and Local Plan Policy EN7.

11. Conclusion

11.1 The works are considered acceptable and as such, the application is recommended for approval.

12. 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

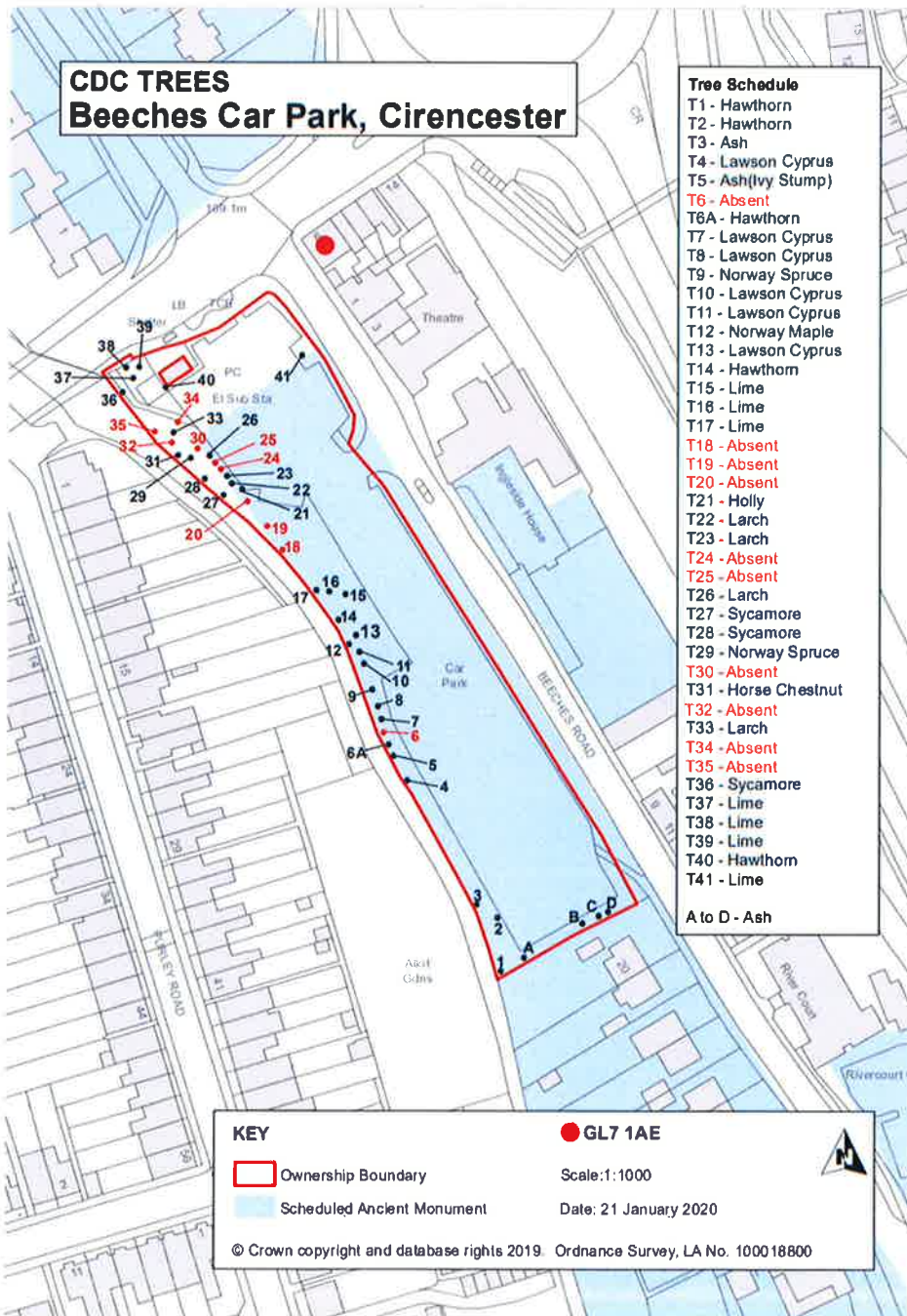
Reason: To ensure that works are carried out to an industry pre-defined standard, in the interests of the health, safety and appearance of the preserved trees.

Beeches Car Park

CDC 21-22

Cirencester

Asset ID	Species	Location	Works	Completion date	Notes
T4	Lawson Cypress	As per plan	Crown lift to 3m to clear parking area		Area TPO
A - D	Ash	Adjacent to D	Fell tree A and not plotted self set tree "E"		B, C and D - felled, leaving stumps along base of fence. E is self-set at base fence, has been cut off at 1m in past, has Ash Dieback symptoms in lower crown. A at base of fence, co-dom from fork at 2m, minor Ash Dieback throughout



Beeches Car Park - Lawson Cypress

