

Application Ref: 23/00289/TPO

**Abbey Grounds
Dugdale Road
Cirencester
Gloucestershire**

T32 - London Plane - Crown reduction at Abbey Grounds Dugdale Road Cirencester Gloucestershire

Works to trees with a TPO 23/00289/TPO	
Applicant:	Cotswold District Council
Agent:	Publica
Case Officer:	Tracey Birch
Ward Member(s):	Councillor Mark Harris
Committee Date:	8th March 2023
RECOMMENDATION:	PERMIT

1. Main Issue:

- (a) The potential loss of amenity

2. Reason for Referral:

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

3. Site Description:

3.1 This application relates to a tree that lies within a parcel of land at Abbey Grounds, Cirencester, which is located to the front of 13 Blake Road, Cirencester. The land is a public open space used as an amenity park.

3.2 The site lies within the Corinium Roman Town Scheduled Ancient Monument (SAM).

3.3 The site is covered under TPO 06/00118/TPO. Cotswold District Council became responsible for the TPO in 1974, which was previously under an Area Tree Preservation Order (TPO 1964) served on the land by Gloucestershire County Council in 1964.

4. Relevant Planning History:

- 4.1 14/05063/TPO - T.32 - London Plane prune back to the 2013 pruning cuts, and upto 500mm beyond if decay is found, into sound wood: Permitted 13.11.2014
- 4.2 16/02696/TPO - T32 London Plane - Crown raise to 4m above ground level, T41 Horse Chestnut - Crown raise to 4m above ground level, T2 Horse Chestnut - Crown raise to 3m above ground level, T3 Yew - Remove all growth from trunk to 5m above ground level: Permitted 11.08.2016.
- 4.3 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 12.01.2017.
- 4.4 19/00025/TPO - T32 London Plane: Prune back to previous crown reduction pruning cuts, and upto 500mm beyond if decay is found, into sound wood: Permitted 14.02.2019.
- 4.5 20/03941/TPO - T32 on plan, London Plane. 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: Permitted 13.01.2021.

- 4.6 22/00421/TPO T3 (Yew) - Remove deadwood; T26 (Snakebark Maple) - remove dead limb; T32 (Plane) - Crown lift; and T37 (Turkey Oak) - reduce weighted limbs: Permitted 03.03.2022.

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 objections.

8. Other Representations:

8.1 No comments received at time of writing report.

9. Applicant's Supporting Information:

Location of Tree

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 174 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:

- a. trees of high landscape, amenity, ecological or historical value;
- b. veteran trees;
- c. hedgerows of high landscape, amenity, ecological or historical value; and/or
- d. 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 seeks to carry out various works to T32, of which is a London Plane tree located within the park, works include

- Reducing the crown to previous 2013 reduction points;
- Thinning the remainder of the crown by 10%.

10.6 The works are proposed to leave the crown even and balanced. These works are part of ongoing management of the tree to ensure it does not pose a risk to members of the public and to limit any damage to properties, directly or via subsidence.

10.7 The works would not significantly reduce the size of the tree, nor should they harm the tree. The positive amenity contribution the tree currently makes to the park would be conserved by the proposed works.

10.8 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.

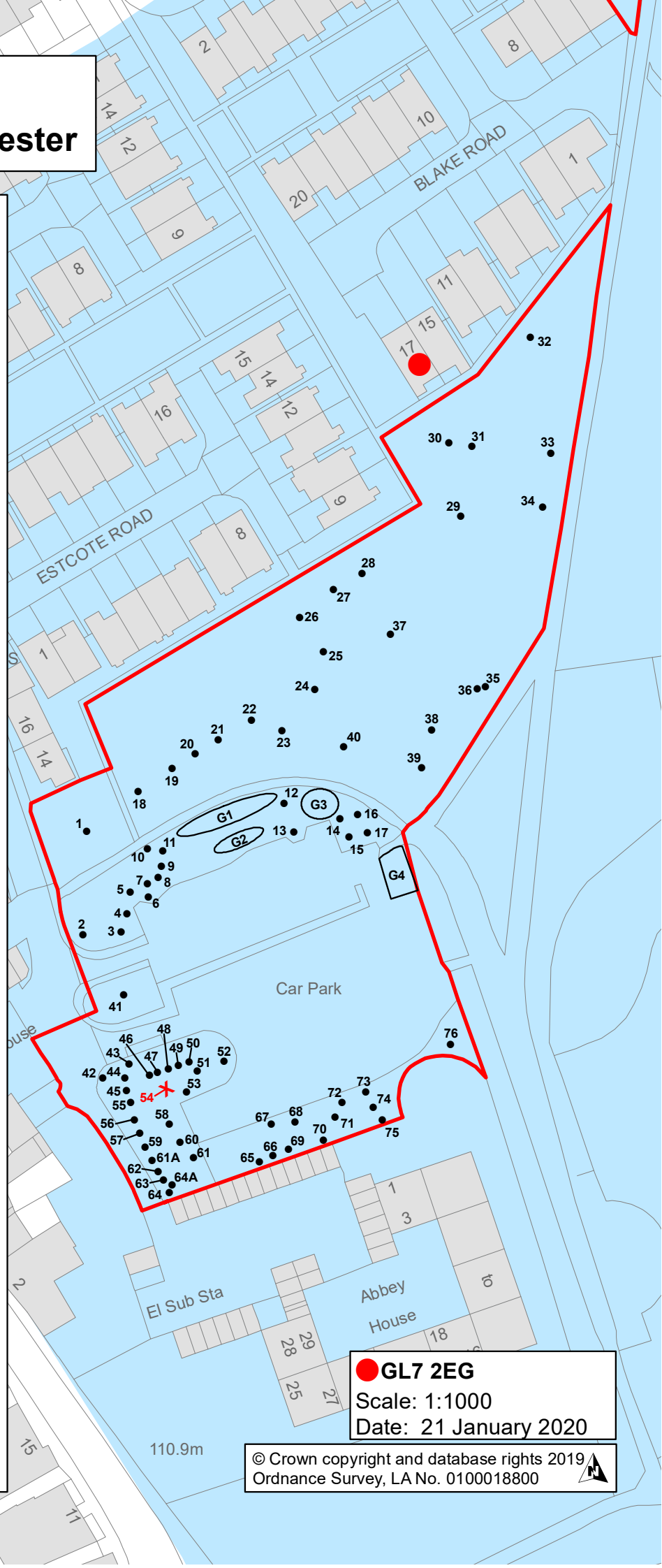
CDC TREES

Abbey Grounds, Cirencester

Tree Schedule

T1 - Yew
T2 - Horse Chestnut
T3 to T4 - Yew
T5 - Box
T6 to T9 - Yew
T10 - Lawson Cypress
T11 - Yew
T12 - Western Red Cedar
T13 - Yew
T14 to T18 - Yew
T19 - Lawson Cypress
T20 to T23 - Yew
T24 - Purple Plum
T25 - Walnut
T26 - Snakebark Maple
T27 - Acer
T28 - Blue Cedar
T29 - Beech
T30 to T31 - Hawthorn
T32 - London Plane
T33 - Birch
T34 - Whitebeam
T35 to T36 - Apple
T37 - Turkey Oak
T38 to T39 - Prunus
T40 - Beech
T41 - Horse Chestnut
T42 - Sycamore
T43 - Corsican Pine
T44 - Sycamore
T45 to T51 - Yew
T52 - Coast Redwood
T53 - Western Red Cedar
T54 - Robinia (Stump)
T55 to T57 - Yew
T58 - Thuja
T59 - Yew
T60 - Thuja
T61 - Sycamore
T61A to T63 - Yew
T64 - Sycamore
T64A - Sycamore
T65 - Hawthorn
T66 - Lime
T67 to T75 - Yew
T76 - Japanese Maple
G1 - Linear group of 7 Yew beside path
G2 - Linear group of 3 Yew
G3 - Group of 6 Yew
G4 - Group of 5 Yew

 Ownership Boundary
 Scheduled Ancient Monument



 **GL7 2EG**
Scale: 1:1000
Date: 21 January 2020

© Crown copyright and database rights 2019
Ordnance Survey, LA No. 0100018800

