

**Tree T32 - London Plane. Reduce back to previous pruning points and crown thin by 10% - to be repeated every three years - at Abbey Grounds Dugdale Road Cirencester Gloucestershire GL7 2EG**

<b>Works to trees with a TPO 25/02584/TPO</b>	
Applicant:	Cotswold District Council
Agent:	
Case Officer:	Jordan Hawes
Ward Member(s):	Councillor Mark Harris
Committee Date:	8 October 2025
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

**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 tree that lies within a parcel of land to the front of 13 Blake Road within the Abbey Grounds, 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 up to 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 up to 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 up to 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 up to 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.
- 4.7 23/00289/TPO - T32 - London Plane - Crown reduction: Permitted 14.03.2023.

## **5. Planning Policies:**

- NPPF National Planning Policy Framework
- EN7 Trees, Hedgerows & Woodlands
- EN10 HE: Designated Heritage Assets

## **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.

6.2 GCC Archaeology: No objection.

6.3 Historic England: No comment.

## **7. View of Town/Parish Council:**

7.1 No comments received at the time of writing.

## **8. Other Representations:**

8.1 No comments received at the time of writing.

## **9. Applicant's Supporting Information:**

- Location of Tree
- Photograph

## **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 187 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."*

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;"*

10.4 It is proposed to reduce the tree back to previous pruning points and thin the crown by 10%, to be repeated every three years.

10.5 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.

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

10.7 The works are therefore considered to accord with the guidance within the PPG, NPPF Paragraph 187, 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. 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.

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.