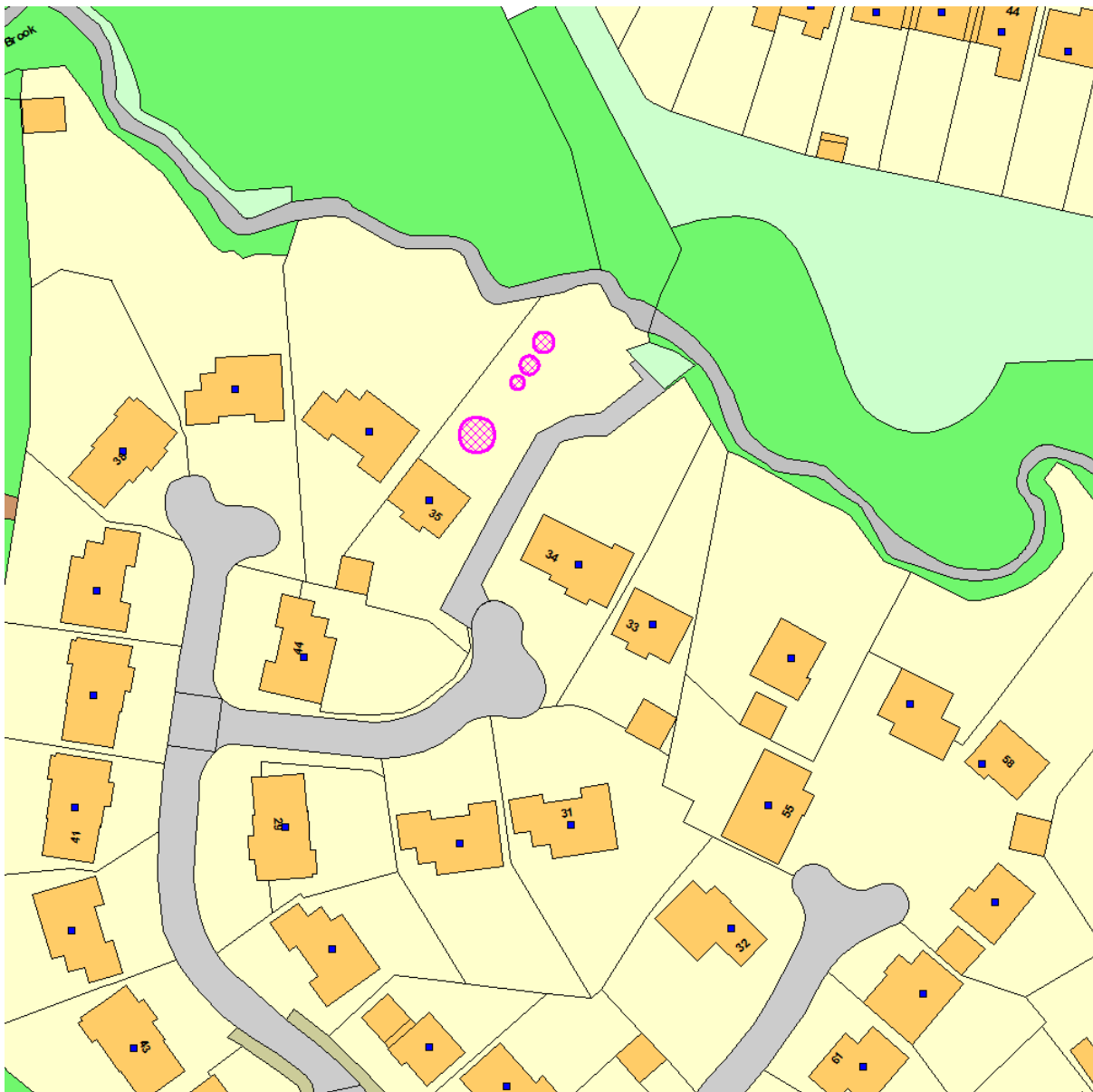


| | | | |
|---------------------------------------|--|---|--|
| APPLICATION NO: 16/01138/TPO | | OFFICER: Mr Christopher Chavasse | |
| DATE REGISTERED: 5th July 2016 | | DATE OF EXPIRY: 30th August 2016 | |
| WARD: Benhall/The Reddings | | PARISH: | |
| APPLICANT: | Mr C Mason | | |
| AGENT: | n/a | | |
| LOCATION: | 35 Redgrove Park, Cheltenham | | |
| PROPOSAL: | 1) Horse Chestnut in rear garden - crown lift to 5 metres. 2) 3 x Larch trees in rear garden - fell | | |

RECOMMENDATION: Permit



1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The proposal is to fell 3 larch trees and crown lift a horse chestnut (to 5 metres from ground level) in the rear garden of 35 Redgrove Park. The application is at Planning Committee because the applicant is Councillor Mason.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Relevant Planning History:
02/01815/TPO NOTREQ
Various works to trees

3. POLICIES AND GUIDANCE:

Local Plan

Policy GE5: The Borough Council will resist the unnecessary felling of trees on private land, and will make TPO's in appropriate case.

For protected trees the council will require:

- a) Any tree which has been felled to be replaced, where practicable,
- b) Pruning, where it is necessary, to be undertaken so as to minimise harm to the health or the general appearance of the tree.

4. CONSULTATIONS

Cheltenham Tree Group
No response to date.

5. PUBLICITY AND REPRESENTATIONS

| | |
|-------------------------|---|
| Number of letters sent | 2 |
| Total comments received | 0 |
| Number of objections | 0 |
| Number of supporting | 0 |
| General comment | 0 |

- 5.1 Both adjacent neighbours have been consulted

- 5.2 **Comments Received**
No responses to date.

6. OFFICER COMMENTS

6.1 Determining Issues

The rear garden of this property is somewhat dark and the larch tree removals applied for will make the garden more inviting and less shady. The larch have limited visual amenity, and will soon grow into over maturity. Larch are an unusual species for a rear garden.

The minor crown lifting to the horse chestnut will afford more light and space to garden users.

6.2 The site and its context

This is a rear garden at the end of a cul de sac in Redgrove Park. The trees have virtually no visual amenity when seen from outside the site.

6.3 Impact on neighbouring property

The proposed pruning and removals will have no significant impact on the visual amenity of neighbours or the immediate environs.

6.4 Other considerations

This decision is being brought to Planning Committee as the applicant is Planning Committee member, Cllr Chris Mason. Usual Planning Committee protocol is for Cllr applications to be determined at Committee in the interests of transparency.

7. CONCLUSION AND RECOMMENDATION

7.1 Trees Officers recommend that this application is permitted subject to conditions below.

8. CONDITIONS

- 1 This permission shall expire after a period of two years from the date of this decision.

Reason: In order that the Local Planning Authority can review any change in circumstances after this period and to avoid the accumulation of unimplemented permissions.

- 2 The tree works hereby approved shall be carried out strictly in accordance with the description on this notice of approval by a suitable qualified tree surgeon and in accordance with BS3998:2010 'Recommendations for tree works' (or any standard that reproduces or replaces this standard).

Reason: In the interests of visual amenity and good arboricultural practice, having regard to Policy GE5 of the Cheltenham Borough Local Plan (2006).

- 3 Following the removal of the trees as permitted by this decision, each tree shall be replaced by one of the same species in the same vicinity unless first agreed otherwise by the Local Planning Authority. The replacement trees shall be planted during the planting season current at the time of felling (end October - end March) or during the next immediately available planting season. The size of the trees shall be at least a Selected Standard as per BS 3936-1:1992 (or any standard that reproduces or replaces this standard). The trees shall be maintained for 5 years after planting and should they be removed, die, be severely damaged or become seriously diseased within this period they shall be replaced with another tree as originally required to be planted by this condition.

Reason: In the interests of visual amenity, having regard to Policy GE5 of the Cheltenham Borough Local Plan (2006).