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| **APPLICATION NO: 19/01598/CACN** | **OFFICER: Miss Ann Holdstock** |
| **DATE REGISTERED:** 8th August 2019 | **DATE OF EXPIRY:** 19th September 2019 |
| **DATE VALIDATED:** 8th August 2019 | **DATE OF SITE VISIT:** 9th August |
| **WARD:** Leckhampton | **PARISH:** Leckhampton With Warden Hill |

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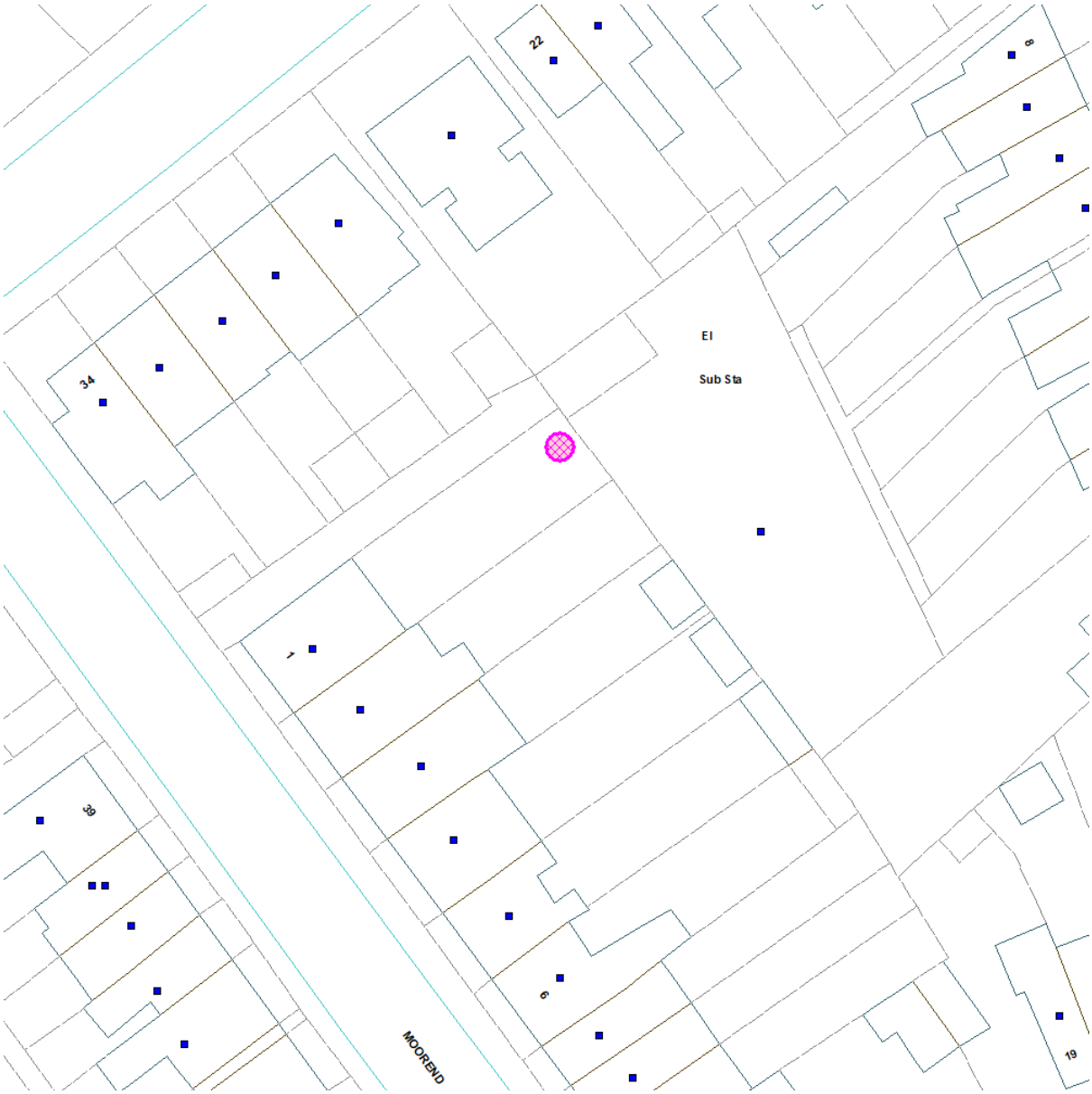
| **APPLICANT:** | Mr C Chavasse |
| **AGENT:** | n/a |
| **LOCATION:** | 1 Moorend Street, Cheltenham |
| **PROPOSAL:** | Hazel in rear garden on rear boundary- reduce width of tree on east side (where it overhangs property boundary) by 1-2m. |

**RECOMMENDATION:** No Objection raised

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## 1. DESCRIPTION OF SITE AND PROPOSAL

**1.1** This Conservation Area Notification is to prune a Hazel in the rear garden of 1 Moorend Street, a property situated within the Central Conservation Area. The proposed pruning would reduce the hazel back to the property boundary removing the overhang into the neighbours property.

**1.2** This Conservation Area Notification has been brought before Planning Committee because Senior Trees Officer is the applicant.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

**Constraints:**
Airport Safeguarding over 45m
Conservation Area
Principal Urban Area

**Relevant Planning History:**
**00/01138/FUL 23rd October 2000 PER**
Internal alterations and two storey rear extension

**13/01268/FUL 23rd September 2013 PER**
New railings to front of property

## 3. POLICIES AND GUIDANCE

GE5
The Council will resist the unnecessary felling of trees on private land and will make Tree Preservation Orders when appropriate.

## 4. CONSULTATIONS

**Parish Council**
*29th August 2019*

The Parish Council has no objection to this application

## 5. PUBLICITY AND REPRESENTATIONS

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|---|---|
| Number of letters sent | **7** |
| Total comments received | **0** |
| Number of objections | **0** |
| Number of supporting | **0** |
| General comment | **0** |

**5.1** Letters were sent to adjacent neighbours who would be able to view the tree from their property. Site notices were not erected as this tree is at the rear of the property whilst it

can be accessed via the side lane, this is a private lane and as such the tree is not visible from the public realm.

**5.2 Comments Received** No comments from neighbours were received.

## 6. OFFICER COMMENTS

### 6.1 Determining Issues

The proposed works to the hazel are relatively minor in that it would not dramatically alter the appearance of the tree from all but one side. This tree is a healthy vigorous tree and the proposed pruning works would not cause undue harm to the health of the tree and the tree will regrow well from this pruning.

### 6.2 The site and its context

The tree is in a domestic rear garden, adjacent to the site are similar rear gardens and a private lane servicing the properties along Shurdington Road. The tree currently overhangs into the adjacent neighbours property, it is this overhang which is proposed to be removed. The tree cannot be seen from the public realm.

### 6.3 Impact on neighbouring property

Part of the hazel overhangs into the adjacent property. Removal of this overhanging limb would increase the light into the neighbouring gardens and reduce any potential seasonal nuisance of leaf/fruit drop.

## 7. CONCLUSION AND RECOMMENDATION

**7.1** Taking into consideration the relatively minor works proposed to the hazel and the works will not adversely impact either the tree or any neighbouring properties it is recommended that no objection is raised to this Conservation Area Notification.

## 8. CONDITIONS / INFORMATIVES

None.