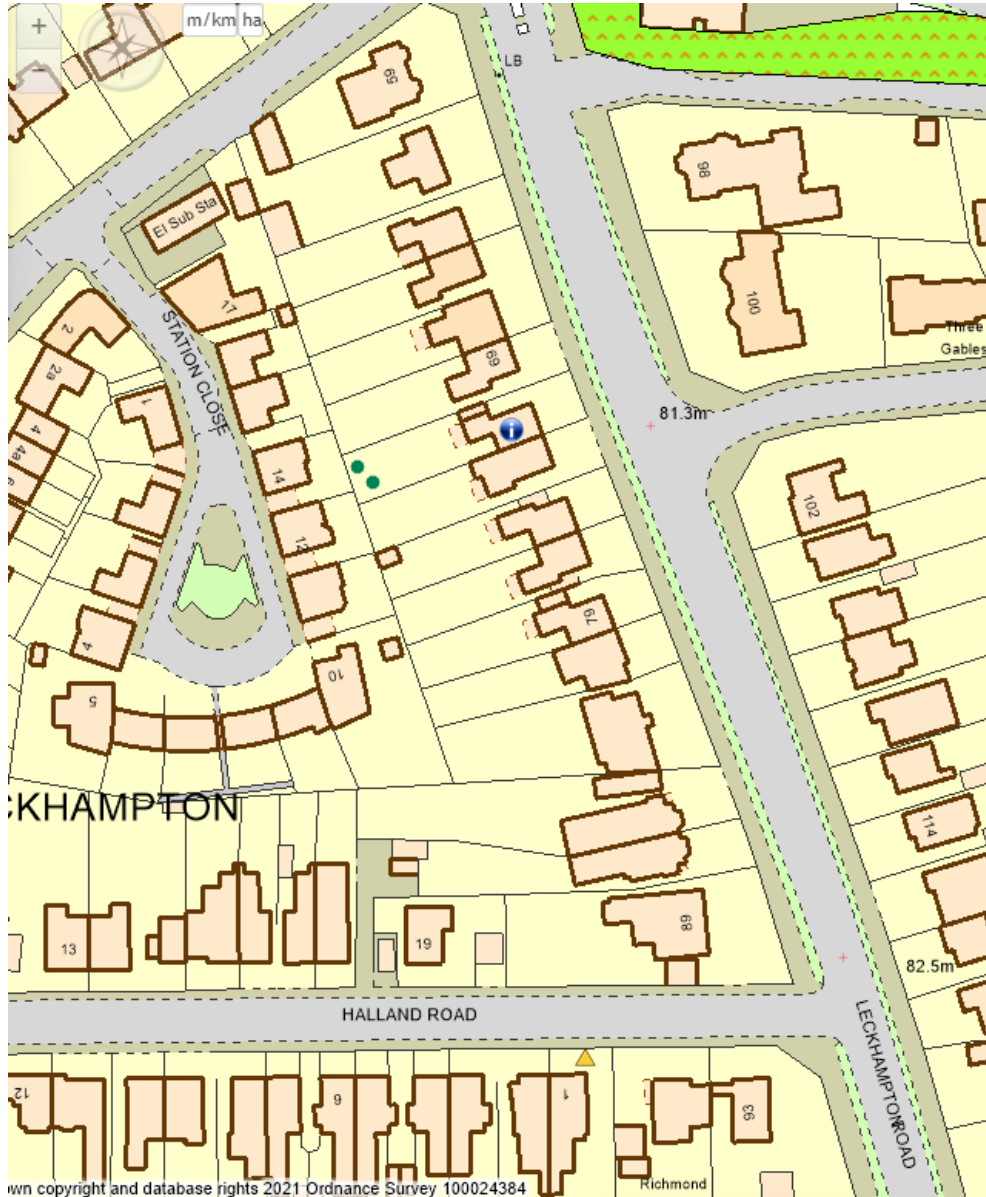


22/00044/CACN

Proposed removal of two stone pines to
rear of 71 Leckhampton Road

Objection from Cllr Baker. Applicant is employee of Cheltenham Borough
Homes

Recommendation is to issue
decision notice of No Objection



Two stone pines sit to the west of 71 Leckhampton Road (rear garden). Green dots on map mark rough location of stems, not crown spread.

With a Conservation Area notice (S211), no reason for works is required from the applicant.

Letters of support of application received from 69 Leckhampton Road (north east of trees) and 15 Station Close (north west of trees).

Objection received from Cllr Baker.

To the rear of these properties there is a mixture of small trees and shrubs. Removal of these 2 pines would reveal presence of tall + slender birch to the rear.

Stone pines





View from Leckhampton Road

Stone pines

- Early mature trees, roughly 6m tall with combined spread of roughly 8m
- Growing roughly 20cm per year, potential to eventually double in height and spread (in UK conditions)
- Trees in good condition
- Nuisance factors: needle and debris drop (including occasional large cone), pigeon stools, blocking light, potential damage to wall and services, likely to outgrow setting
- Benefits: currently excellent form and colour, unusual species, wildlife benefits
- Limited visual amenity to public (from front of property)
- Form of this Genus of trees does not lend itself to cyclical canopy reduction - can lead branchwork to appear “truncated” (thus reducing visual amenity)

View from 69 Leckhampton Road



Comments in support (Resident at 71 Leckhampton Road and 15 Station Close)

- Inappropriate species for site – eventual size will be too large for garden, significant reduction of pines is difficult as all green growth is at the tips of branches.
- Deprive gardens of light
- Trees' contribution of colour, vibrancy and bio-diversity should not stop their removal as they are the wrong species for the site. Replacement of trees with smaller species (e.g. magnolia) would be preferable
- Impact of trees on infrastructure (Victorian wall, sewer/drain)
- Trees block “the view”

Objections

Cllr Baker

- Trees provide good colour, vibrancy and biodiversity
- Cheltenham BC has committed to net zero carbon by 2030, retention of trees is critical part of this
- Trees take years to provide effective contribution to canopy cover and bio-diversity
- Felling of mature trees should be resisted unless dangerous or diseased

(Citing Policy GI2 of The Cheltenham Plan)

Options:

TPO or reply with No Objections (if no response is received by applicant before 22/2/22, assumption is No Objections)

TPO

Trees should

- have future retention span of at least ten years
- have public visual amenity
- be in good condition
- be under threat

These trees have relatively low future retention spans, very limited public visual amenity. Despite being in good condition and under threat of removal, the Trees Section feels a TPO is inappropriate in this case

Relevant Policies in Cheltenham Plan

Policy GI13

Note 1: 'High value' means a sound and healthy tree with at least 10 years of safe and useful life remaining, which makes a significant contribution to the character or appearance of a site or locality.