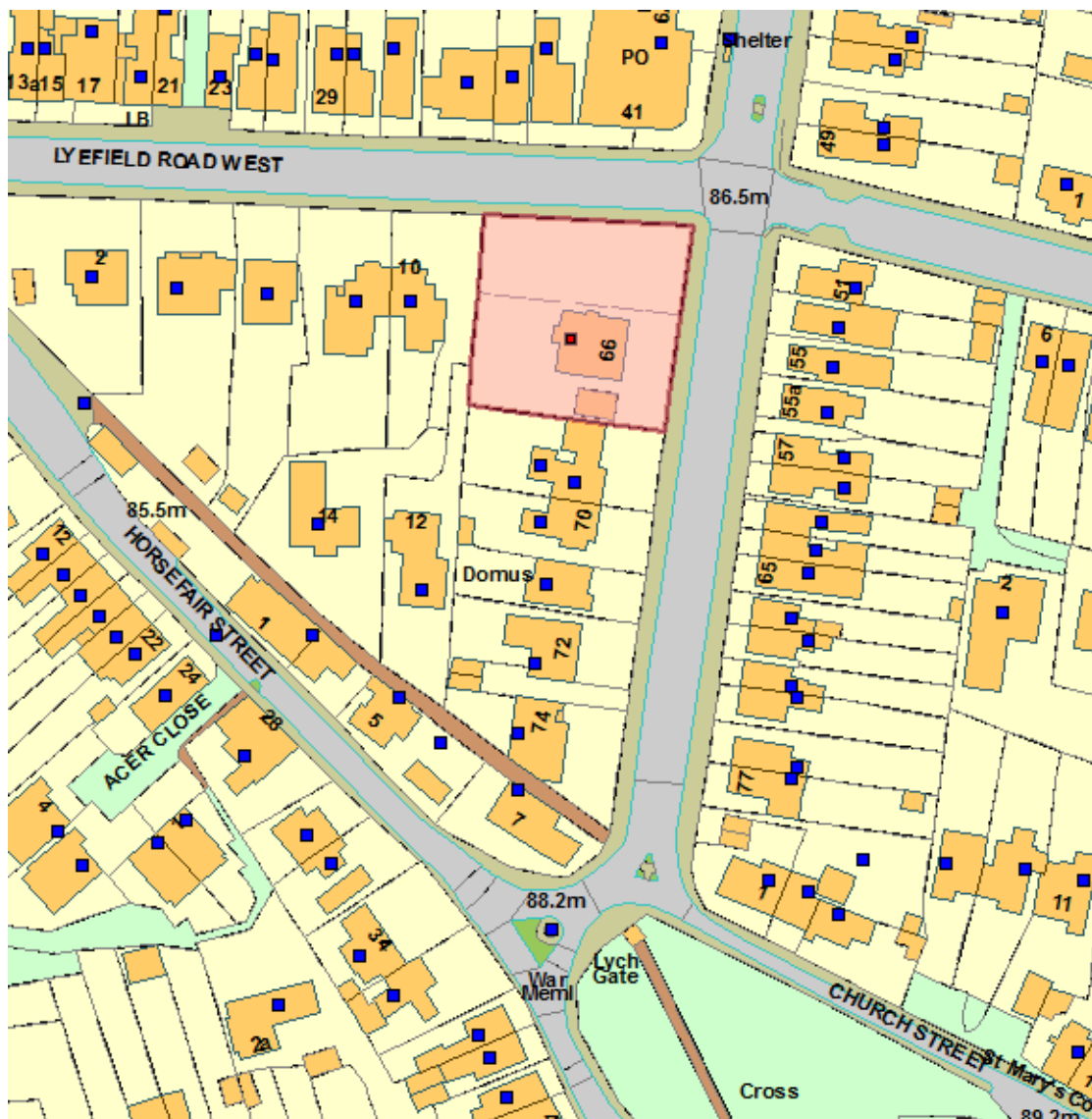


APPLICATION NO: 23/00502/CACN		OFFICER: Sam Reader
DATE REGISTERED: 23rd March 2023		DATE OF EXPIRY: 4th June 2023
DATE VALIDATED: 23rd March 2023		DATE OF SITE VISIT:
WARD: Charlton Kings		PARISH: Charlton Kings
APPLICANT:	Vanessa Rodrigues	
AGENT:		
LOCATION:	66 Copt Elm Road	
PROPOSAL:	Remove: 1 Lawson cypress, 1 sycamore, 1 twin-stemmed sycamore	

RECOMMENDATION: No objections



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Group of trees visible from Lyefield Rd West. Sycamore and Lawson cypress are both in poor condition and all trees in the group are suffering, probably from competition for water. The twin-stemmed sycamore has grown within the group and so its form would be poor were it to be retained and the other trees removed. It has some dead wood in the crown, most likely caused by squirrel damage. Two cypresses to the east (proposed for retention) have a low vitality, and are showing signs of water stress (thin, patchy brown foliage).
- 1.2 The application site is within the Conservation Area and accordingly consent is required from the Local Planning Authority before work can commence. The proposal seeks removal of three trees.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area

3. POLICIES AND GUIDANCE

National Planning Policy Framework 2021 (NPPF)

Chapter 12, sub-article 131

Town and Country Planning Act 1990

Part 8, Chapter 1 – Trees

Cheltenham Plan

Policy GI2 and GI3

4. CONSULTATION RESPONSES

- 4.1. The application was called to Planning Committee for decision by Cllr McCloskey.

5. PUBLICITY AND REPRESENTATIONS

- Neighbours at 13 properties were consulted. 1 site notice was put up.

6. OFFICER COMMENTS

- 6.1 None of the cypresses are in good physiological condition. The single-stem sycamore and cypress proposed for removal are in poor condition. The twin-stemmed sycamore would not have good form if other trees around it were removed. Although the trees have high visibility, they would not be classified as grade A (and possibly not grade B) as per the BS5837 cascade chart (used to assess tree value in planning applications). Using TEMPO guidance, the twin-stemmed sycamore may score highly enough to be retained but the removal of surrounding trees would leave it exposed and with such poor form, a relatively low amenity value tree. Added to this, the union at the base of the stems is codominant – codominant stems have a relatively higher incident rate of total failure.
- 6.2 The applicant has stated to Trees Officers that she wishes to replant the garden with other trees. She has safety concerns over the trees - the twin-stemmed sycamore has dropped deadwood into the garden and street.

7. CONCLUSION AND RECOMMENDATION

- 7.1 Given the above it is the view of officers that a TPO in this case would be inappropriate. Although the trees no doubt have some habitat value, their amenity value is relatively low (especially individually) and the applicant has committed to replanting the site.
- 7.2 Although it is regrettable when large or prominent trees are to be removed the key consideration the Local Planning Authority Trees Officers do not consider the trees to have sufficiently high amenity value to be worthy of retention as defined within the Cheltenham Local Plan: Policy G13 which states:

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.

- 7.3 On this basis the recommendation is one of no objection.