

APPLICATION NO: 23/00728/FUL		OFFICER: Mrs Lucy White	
DATE REGISTERED: 29th April 2023		DATE OF EXPIRY: 24th June 2023' Agreed Extension of Time until 20th November 2023	
WARD: St Marks		PARISH:	
APPLICANT:	Cheshire West And Chester Council		
AGENT:	Mr Chris Wilkinson		
LOCATION:	Lansdown Industrial Estate Gloucester Road Cheltenham		
PROPOSAL:	Erection of single storey building to accommodate artists' studios (replacement of the existing artist studios at Lansdown Industrial Estate).		

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. A Eucalyptus tree is located on land (neighbouring rear garden) adjacent to the application site. The Council's Tree officer (TO) was therefore consulted and the TO's comments are as follows.

The proposed building would likely encroach on the root protection area of the neighbouring Eucalyptus. This tree is not protected by TPO or Conservation Area but as private property of 86 Rowanfield Road, reasonable care must be taken of this tree. It would therefore be best practice for the applicant to produce a method statement (referencing BS5837 (2012)) to describe how the works will be achieved without damaging the roots of this tree. Due consideration should also be given to the design and depth of the foundations of the building in relation to the proximity of the tree (in order to avoid structural damage to the building caused by vegetation-related soil volumetric change). Building Control should be consulted.

- 1.2. In light of the above response, no scheme revisions are necessary and the suggested condition has been added. This is a pre-commencement condition and as such, officers are awaiting confirmation from the applicant that this condition is agreed. The condition reads as follows:-

Prior to the commencement of development (including demolition and site clearance), an Arboricultural Method Statement, including tree protection measures and referencing BS5837 (2012), shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall describe how the proposed works will be achieved without

damaging the roots of the Eucalyptus tree on adjacent land. Due consideration shall also be given to the design and depth of the foundations of the proposed building in relation to the proximity of this tree (in order to avoid structural damage to the building caused by vegetation-related soil volumetric change). The works shall not be carried out unless in accordance with the approved details. Any approved protective measures shall be installed prior to the commencement of development and remain in place until the completion of the construction process.

Reason: To safeguard the existing tree(s) in the interests of visual amenity, having regard to adopted policies GI2 and GI3 of the Cheltenham Plan (2020). Approval is required upfront to ensure that important trees are not permanently damaged or lost.