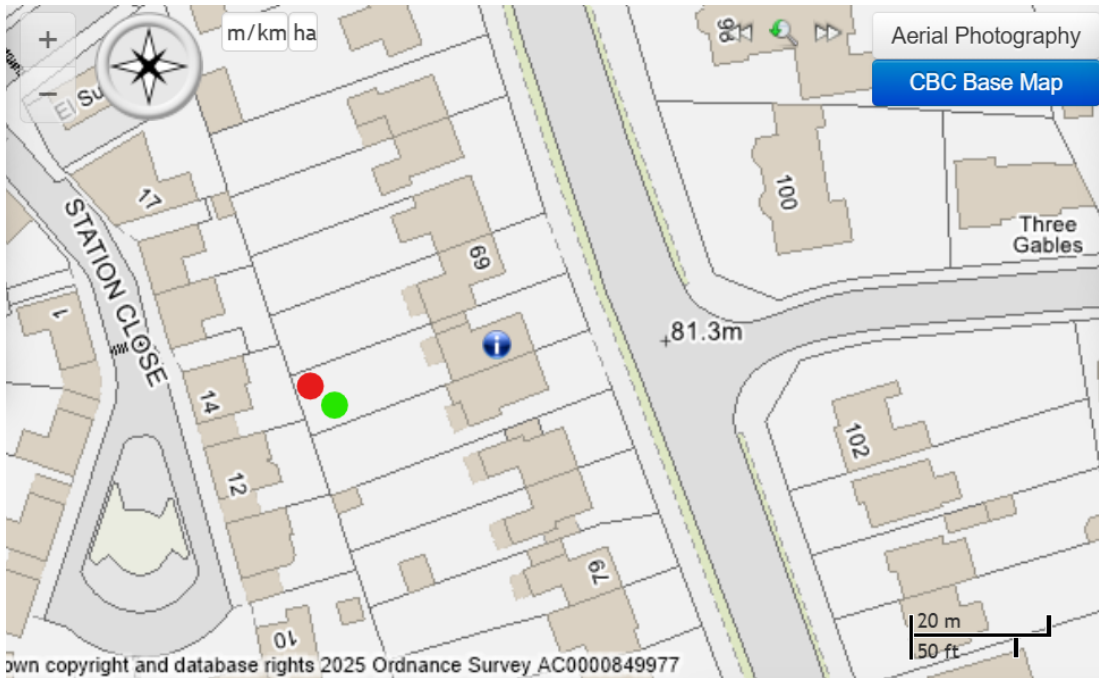


25/00460/CACN

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

Applicant is employee
Of CBC Housing

Recommendation is to issue
decision notice of No Objection



Two stone pines sit to the west of 71 Leckhampton Road (rear garden). Red dot denotes tree to be removed. Dots represent approximate location, not crown spread.

Previously a Conservation Area notice of intent to fell both trees (22/00444/CACN) was presented to Committee. The decision was made to issue No Objections.

The trees have not grown substantially since – they have no greater public visibility than they did in February 2022. National and local policy has not changed regarding the protection of private trees since the previous decision notice was issued.

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)
- 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



Options:

TPO or reply with No Objections (if no response is received by applicant before 1/5/25, assumption is No Objections)

TPO

Trees should

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

These trees have very limited public visual amenity. Removal of one may improve lifespan of retained trees to rear. Previous decision notice was No Objections for both stone pines. 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.