

APPLICATION NO: 13/00911/OUT	OFFICER: Mrs Emma Pickenell
DATE REGISTERED: 11th June 2013	DATE OF EXPIRY: 10th September 2013
WARD: St Peters	PARISH: None
APPLICANT:	Clifton Diocese
AGENT:	Mr K Hunt
LOCATION:	Christ College, Arle Road, Cheltenham
PROPOSAL:	Outline application for residential development including means of access (indicative layout of 85 dwellings)

Update to Officer Report

Tree Officer – Response to additional information received

16th August 2013

The Tree Section has no objections to any of the tree removals including the street tree numbered T37 on the Tree Protection Plan. Gloucestershire Highways have confirmed that they have been consulted and have agreed the removal subject to mitigation planting taking place.

Further to the updated Arboricultural information being submitted the Tree Section has no objections to this application providing that the following conditions/informative can be attached to any approval:

- Protective fencing
Tree protective fencing shall be installed in accordance with the specifications set out within the Arboricultural Method Statement dated August 2013 and Drawing Number 130808-CCC-TPP-LI. The fencing shall be erected, inspected and approved in writing by the Local Planning Authority prior to the commencement of any works on site (including demolition and site clearance) and shall remain in place until the completion of the construction process.
Reason: In the interests of local amenity, in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.
- Detailed Arboricultural Method Statement
Prior to the commencement of any works on site a detailed Arboricultural Method Statement (AMS) to BS 5837:2012 shall be submitted to and approved in writing by the Local Planning Authority. The AMS shall detail the no-dig construction for parking areas, footpaths, roads and other forms of hard landscaping that fall within the root protection area of retained trees; foundation details for properties near to retained trees on and adjacent to the site; The development shall be implemented strictly in accordance with the details so approved.
Reason: In the interests of local amenity in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.
- No roots over 25mm to be severed
Any works taking place in the root protection area shall be carried out by hand and no roots over 25mm to be severed without the advice of a qualified arboriculturalist or without written permission from the Local Planning Authority's Tree Officer.
Reason: To safeguard the retained/protected tree(s) in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

- TRE04B No fires within RPA
- TRE05B No service runs within RPA
- TRE06B No-dig construction within RPA
- TRE08B Arboricultural monitoring
- TRE09B Submission of leaf guard details

With regard to the landscaping scheme, could the following wording be added:

The scheme shall specify species, density, planting size, layout, protection, aftercare and maintenance. The size of the trees shall be at least a Selected Standard as per BS 3936-1:1992. The trees shall be maintained for 5 years after planting and should they be removed, die, be severely damaged or become seriously diseased within this period they shall be replaced with another tree as originally required to be planted.

Informative

The internal layout needs to take account of the adjacent street trees to help prevent issues from arising with particular regard to shade but also leaf litter and sticky sap.