

CAMBRIDGE CITY COUNCIL

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REPORT OF: Arboricultural Officer  
TO: Planning Committee  
WARD: Newnham

**TREE WORKS APPLICATION 12/082/TTPO  
APPLICATION TO FELL 3 YEW AT PINEHURST SOUTH, GRANGE  
ROAD**

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**1.0 INTRODUCTION**

- 1.1 An application has been received to carry out various tree works including the removal of 3 from 4 Yews located within the grounds of Pinehurst South, Grange Road protected by Tree Preservation Order number 23/2007.
- 1.2 The item is brought before Members because objections have been received to the removal of the three Yews only.
- 1.3 The Local Planning Authority can deal with this application in one of three ways:
  - (1) Grant consent for all the works with condition,
  - (2) Grant consent for some of works and refuse some of the works or,
  - (3) Refuse permission for all the works.

**2.0 RECOMMENDATION**

- 2.1 The Council grant consent for all works subject to condition.

**3.0 BACKGROUND**

- 3.1 The tree work application was made to crown reduce two significant and mature trees, Maple and Beech, in order to allow their safe retention. Both trees have potentially significant defects and works proposed will reduce the stresses within the crowns and therefore the potential for damage or harm to occur from structural failure. In addition the application requests permission for the removal and replacement of a middle-aged and suppressed Cypress that is leaning heavily in the canopy of an adjacent and more prominent tree. Finally permission is also sought for the removal of three from four Yew trees currently forming a hedge adjacent to the new residence in the southwest corner of the property.

**4.0 CONSULTATIONS**

- 4.1 Ward councillors and residents were consulted and a Site Notice was issued for display.
- 4.2 Objection to the removal of the Yews has been received from the residents association on behalf of its members.

## 5.0 CONSIDERATIONS

### 5.1. Is the TPO still appropriate

#### Amenity

Does the tree still make a significant contribution to the character and appearance of the area

#### Condition

Has the tree's condition deteriorated sufficiently to make it exempt from the TPO

#### Justification for Removal

Are there sound practical or arboricultural reasons to remove trees or carry out tree works.

- What is the justification
- Is there a financial consideration
- Is there a health and safety consideration
- Does the nuisance out way the benefit of retention

### 5.2 The Arboricultural Officer's assessment of the trees

Is the TPO still appropriate

#### Amenity

Pinehurst South is a secluded, private residential development obscured from public view by a woodland area on Grange Road to the east and other residential property to the north, west and south. While the subject trees offer no individual contribution to the visual amenity of the area other than to local and neighbouring residents and their visitors, the Maple and Beech trees do contribute to the overall character of the conservation area.

Because of its lean and poor condition, the Cypress offers no real aesthetic contribution to the property or the overall character of the conservation area.

The subject Yews appear to have been the subject of different forms of management over the years. They have been reduced significantly in order to allow the construction of the adjacent apartment and will require regular reduction/clipping to keep them within the confines of their location. Given their past management and future maintenance requirements, those Yews proposed to be

removed offer no real contribution to visual amenity or the character of the conservation area.

### Condition

The Maple and Beech are mature to over-mature specimens that contain clear structural defects. While these defects are not sufficient to render the trees exempt from the TPO they are sufficient to justify the works proposed.

The Cypress is a poor specimen with low vitality. Its lean is pronounced and the tree no longer contributes to the aesthetics of its surrounding. It could be argued that its condition does render this tree exempt from the TPO.

### Justification for Works/Removals

- What is the justification
  - Overall condition of/and clear structural defects within the Maple and Beech.
  - Overall condition of the Cypress and its lean into the adjacent tree.
  - The visual insignificance of the Yews, their shading impact on their immediate surroundings and the potential for enhancing the appearance of the area, following proposed removals.
  
- Is there a financial consideration  
No.
- Is there a health and safety consideration  
Yes, with the Maple and Beech.

### 5.3 Applicants reasons proposing works

- Tree condition and the potential for structural failure resulting in harm or damage. (Beech and Maple)
- Tree condition and detrimental visual impact. (Cypress)
- Opportunity to enhance the appearance of the area outside the gardener's workshops and new apartment.

### 5.4 Objections

Objections have been received to the loss of the Yews only.

- The Yews are the subject of Tree Preservation Order 23/2007, why would they not be worthy of this protection now.
- There are only three trees in the line not four.
- Form of Topiary for the retained tree is not stated.

- Proposed planting too formal and would look at odds with informality of much of the gardens.

## 6.0. OPTIONS

### 6.1 Members may

- Grant consent for all the works with condition,
- Grant consent for some of works and refuse some of the works or,
- Refuse permission for all the works.

## 7.0 CONCLUSIONS

### 7.1 The Council grant consent for the works subject to the following conditions:

- The Cypress is replaced as described in the application
- Two trees from the line of Yew and three are to be removed.
- The remaining Yew will be maintained at current size or taller with regular clipping.

## 8.0 IMPLICATIONS

(a) <b>Financial Implications</b>	None
(b) <b>Staffing Implications</b>	None
(c) <b>Equal Opportunities Implications</b>	None
(d) <b>Environmental Implications</b>	None
(e) <b>Community Safety</b>	None

**BACKGROUND PAPERS:** The following are the background papers that were used in the preparation of this report:

TWA 12/089/TTPO with included submissions  
 Tree Preservation Orders: a guide to the law and good practice  
 Objections from the Pinehurst South Residents' Association.

To inspect these documents contact Joanna Davies on extension 8522

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