

CAMBRIDGE CITY COUNCIL

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

17/06/2014

**TREE WORKS APPLICATION 14/208/TTPO  
APPLICATION TO FELL SIX TREES AT ELIZABETH HOUSE, HIGH STREET,  
CHESTERTON**

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**1.0 INTRODUCTION**

- 1.1 A tree work application has been received to remove a total of six trees, in the form of two groups and one individual, all of which are located along the front boundary of Elizabeth House.
- 1.2 The item is brought before Members because an objection has been received to the proposed works.

**2.0 RECOMMENDATION**

- 2.1 Allow the trees' removal subject to appropriate replacement planting.

**3.0 BACKGROUND**

- 3.1 As part of a recent planning application for change of use and extension to Elizabeth House, subsequently permitted, a tree condition survey was carried out to inform the design and proposed re-landscaping. This survey revealed that most of the cypress trees in the site were infected with Coryneum canker. As part of this approved application it was agreed to remove and replace the most severely effected of these trees. Recently however it has become apparent that the trees, that are the subject of this application, have declined considerably and will not recover.

**4.0 CONSULTATIONS**

- 4.1 Residents of Chesterton Road, High Street and Hawthorn Way were consulted and a Site Notice was issued for display.
- 4.2 One objection to the removals has been received from a resident in Chesterton Road.

**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 tree.

### Amenity

All the trees are located on the Elizabeth Way/High Street frontage and therefore contribute to visual amenity. However because they are so visible they are beginning to have a detrimental impact visually.

### Condition

The condition of the trees has deteriorated considerably in the last two years but not so much as to make them exempt from protection.

### Justification for Removal

- What is the justification  
The effect of the Coryneum canker is significant and the trees will continue to decline and impact negatively of the appearance of the area.

#### 5.3 Objections with Officer Comments

- There is an objection to the removal of the trees but this objection acknowledges that removal may be justified due to condition. The other objection is to the replacement with broadleaf species. This objection is based on a presumption that broadleaf trees will not be as tall, will not provide an all-year screen and will change the character of the site.
- *The tree officer has visited the site and inspected the subject trees and is satisfied that the works are justified. The two primary reasons for replacement with broadleaf species are that similar species to those removed will also succumb to Coryneum Canker and broadleaf species are typically more beneficial to native wildlife. However it is a large site and officers are satisfied that replacement trees could include some evergreen species to provide some all-year greenery.*

## **6.0. OPTIONS**

### 6.1 Members may

- Grant consent for the works without condition,
- Grant consent to works with condition or,
- Refuse permission for the works.

## **7.0 CONCLUSIONS**

### 7.1 Members are asked to grant consent for the removal of all trees subject to their replacement with a mix of broadleaf and evergreen trees.

## **8.0 IMPLICATIONS**

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|---|------|
| (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 14/032/TTPO

Objection, received via public access from one neighbour.

To inspect these documents please either view Public Access or contact Joanna Davies on extension 8522

The author and contact officer for queries on the report is Joanna Davies on extension 8522

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## Appendix 1 Plan