

CAMBRIDGE CITY COUNCIL

REPORT OF: Arboricultural Officer
TO: Planning Committee 6th June 2018
WARDS: TRU

**OBJECTION TO TREE WORK APPLICATION
17/412/TTPO**

1.0 INTRODUCTION

- 1.1 A tree work application has been received to remove and replace a TPOd tree located at 24 High Street, Trumpington.
- 1.2 As an objection to the application has been received, the decision whether or not to grant consent is brought before Committee.
- 1.3 The Council can deal with this application in one of three ways:
 - (1) Refuse permission to remove the tree,
 - (2) Grant consent for the tree's removal or
 - (3) Grant consent for the tree's removal subject to replacement planting.

2.0 RECOMMENDATION

- 2.1 Permission is granted for the removal of the tree subject to conditions requiring replacement planting.

3.0 BACKGROUND

- 3.1 A tree work application, 17/412/TTPO, was received proposing the removal and replacement of an Ash tree located in the rear garden of 24 High Street, Trumpington. The application was made because the tree is considered to be too close to the property and is too tall and full of ivy to effectively manage.

4.0 CONSULTATIONS

- 4.1 Ward Councillors and residents of High Street and Winchmore Drive were consulted on the application and a Site Notice was issued for display.
- 4.2 Following such consultations objections have been received from Winchmore Drive.

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/Nuisance

Is the tree in sufficiently poor condition to make its removal exempt from the TPO or is the tree causing unreasonable nuisance.

Justification for Remedial works

Are there sound practical or arboricultural reasons to 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.

Amenity

The tree is in a back garden that backs onto Winchmore Drive. It can be seen from High Street but its contribution to the street scene is more significant when viewed from Winchmore Drive. Also in the garden of 24 High Street as a very large Holm oak. This tree is a prominent feature of Trumpington and it significantly reduces the visual amenity of the ash when viewed from High Street. The ash tree's amenity value is nevertheless sufficient to merit TPO.

Condition/Nuisance

The tree's canopy is dominated by ivy, this has resulted in a reduction of ash leaves in the canopy but the presence of ivy makes the canopy very dense. There is a significant amount of small diameter dead wood and the tree's vigour appears compromised. The tree bifurcates at ground level and has two co-dominant stems. The branch union between the stems is tight as there is evidence of included bark, which creates a weakness at the union. There is no evidence of movement at present but the long-term retention of the tree is expected to have been compromised by the defect. The ash is located in the centre of the property's garden and significantly limits its use and the growth of other vegetation. This is exacerbated by the large Holm oak located close the properties south boundary.

Justification for Removal

- What is the justification
Declining condition
Detrimental impact on use of the garden
Long-term retention compromised by structural defect
- Is there a financial consideration
No
- Is there a health and safety consideration
Potentially
- Does the risk/nuisance outweigh the benefit of retention
Yes

6.0 Objections with Officer Comments:

6.1 The tree is an ancient tree and ash trees are currently threatened by pathogens.

6.1.1 It is a mature tree but is not considered to be ancient or 'veteran'. It is agreed that ash trees are under threat at the moment that neither of these reasons would increase the value of this individual.

6.2 Trees are needed to combat pollution and Trumpington High Street is one of the most polluted roads in Cambridge.

6.2.1 It is agreed that trees are needed to help combat pollution and climate change and this has been considered when balancing the tree's overall value against the justification for removal.

6.3 The owners knew that trees were protected when they bought the property. In the past few years too many trees have been removed and not replaced.

6.3.1 Whether or not there was prior knowledge of tree protection is not a consideration when assessing the justification for tree works. Should Members allow the tree's removal its replacement will be conditioned and if necessary that can be enforced.

6.4 In conclusion, while it is clear that the ash does contribute to public amenity, officers have determined that the nuisance associated with its long-term retention outweighs its public amenity value and that the presence of the large Holm oak within the same property will help mitigate the visual impact of the ash's loss. With consideration of The Town and Country Planning Act and government guidance, therefore, officers believe that the Council would not be justified in refusing permission for the tree to be felled and replaced subject to the condition that approval for the proposed replacement planting is sought before the ash is removed.

7.0. OPTIONS

7.1 Members may

- (1) Refuse permission to remove the tree
- (2) Grant consent for the tree's removal or,
- (3) Grant consent for the tree's removal subject to replacement planting.

8.0 RECOMMENDATION

8.1 Members are respectfully recommended to grant consent for the tree's removal subject to replacement planting.

9.0 IMPLICATIONS

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

BACKGROUND PAPERS:

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

TWA 17/412/TTPO

Written objection to TWA 17/412/TTPO

To inspect these documents 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 - Photo of the ash, with Holm oak behind, as viewed from Winchmore Drive.

