

Public Document Pack



STROUD DISTRICT COUNCIL

Council Offices • Ebley Mill • Ebley Wharf • Stroud • GL5 4UB
Telephone 01453 766321
www.stroud.gov.uk Email: democratic.services@stroud.gov.uk

Monday, 12 July 2021

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held on **TUESDAY, 20 JULY 2021** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **6.00 pm**

Kathy O'Leary
Chief Executive

Please Note: The meeting is being held in the Council Chamber at Stroud District Council and will be streamed live on the Council's [YouTube Channel](#). A recording of the meeting will be published onto the [Council's website](#). The whole of the meeting will be recorded except where there are confidential or exempt items, which may need to be considered in the absence of press and public.

Due to current Covid-19 regulations a maximum of 6 members of public will be permitted in the Council Chamber at any one time, if you would like to attend this meeting please contact democratic.services@stroud.gov.uk.

AGENDA

1. **APOLOGIES**
To receive apologies of absence.
2. **DECLARATIONS OF INTEREST**
To receive Declarations of Interest in relation to planning matters.
3. **MINUTES (Pages 3 - 6)**
To approve and sign as a correct record the minutes of the Development Control Committee meeting held on 15 June 2021.
4. **PLANNING SCHEDULE AND PROCEDURE FOR PUBLIC SPEAKING (Pages 7 - 12)**
(Note: For access to information purposes, the background papers for the applications listed in the above schedule are the application itself and subsequent papers as listed in the relevant file.)

- 4.1 **LAND AT FROMEBRIDGE, WHITMINSTER (S.20/2109/FUL) (Pages 13 - 30)**
Agricultural improvement of old mineral excavation area with recontouring of land using imported subsoils and soils.
- 4.2 **ST MARYS, EASTCOMBE, STROUD (S.21/1077/NEWTPO) (Pages 31 - 56)**
New Tree Preservation Order TPO 580

Members of Development Control Committee

Councillor Martin Baxendale (Chair)

Councillor Chris Brine
Councillor Martin Brown
Councillor Jason Bullingham
Councillor Helen Fenton
Councillor Victoria Gray

Councillor Trevor Hall (Vice-Chair)

Councillor Haydn Jones
Councillor Loraine Patrick
Councillor Mark Ryder
Councillor Lucas Schoemaker
Councillor Ashley Smith



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DEVELOPMENT CONTROL COMMITTEE

15 June 2021

6.00 pm – 7.11 pm

Council Chamber, Ebley Mill, Stroud

Minutes

3

Membership

Councillor Martin Baxendale (Chair)	P	Councillor Victoria Gray	P
Councillor Trevor Hall (Vice-Chair)	P	Councillor Haydn Jones	P
Councillor Chris Brine	P	Councillor Loraine Patrick	P
Councillor Martin Brown	P	Councillor Mark Ryder	P
Councillor Jason Bullingham	P	Councillor Lucas Schoemaker	P
Councillor Helen Fenton	P	Councillor Ashley Smith	P

P = Present A = Absent

Officers in Attendance

Head of Development Management	Senior Planning Officer
Majors & Environment Team Manager	Senior Democratic Services & Elections Officer
Principal Planning Lawyer, One Legal	

Others in Attendance

Stephen Hawley, GCC Highway Team Leader

DC.001 APOLOGIES

There were none.

DC.002 DECLARATIONS OF INTEREST

There were none.

DC.003 MINUTES

RESOLVED That the Minutes of the meeting held on 30 March 2021 were approved as a correct record.

DEVELOPMENT CONTROL PLANNING SCHEDULE

Representations were received and taken into account by the Committee in respect of the following Applications:

1	S.20/2148/OUT
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DC.004**SUNNYSIDE NURSERIES, CAM, DURSLEY (S.20/2148/OUT)**

The Senior Planning Officer introduced the application and advised that the proposed application was for the redevelopment of the site including industrial, office, and small element of retail use. The site was currently covered with a mixture of buildings and hardstanding. The proposal included the creation of a new highway access onto the A38, the original access would however be retained but only for use by the site that sits directly behind the proposed site. It was also confirmed that the site was screened with mature vegetation which would be retained where possible except for the small opening where the new site entrance would be located. The proposal would retain the existing residential building but converted for office use. The majority of the application site was to be assessed against policy EI4 of the Local Plan as it is considered existing employment land in policy terms. Policy EI4 allows for the extension to buildings, erection of new buildings, and the infilling in-between existing employment buildings on employment sites within the countryside. The highways department had been consulted and had submitted a recommendation for refusal due to concerns that the proposed access did not comply with highway policy or standards, it was thought that the access onto and egressing the site would increase the potential for significant highway incidents. The Senior Planning Officer played videos showing the traffic and view at the proposed new site entrance.

Councillor Fenton joined the meeting however was unable to partake in the item as the presentation of the application had already begun.

The applicant Marie McNally spoke advising that the current access to their property had been changed by the district council following the granting of planning permission for the waste facility and that it was now dangerous due to parked vehicles. It was also stated that the district council had been in support of the changes to access proposed and the use of the whole site for development. It was also stated that they had contacted the County Council Highways team who had originally provided a positive response. The applicant advised that it was no longer viable as a residential property due to the nuisance caused by the waste facility.

The Highways Officer advised that refusal had been recommended on 10 December 2020 this was due to a number of reasons including that the access didn't comply with national design standards, a road safety audit had been submitted but the findings of the audit weren't deemed acceptable, there were also concerns with the location of the site and its proximity to facilities and services including the ability to access public transport and walking and cycling routes. It was also advised that the internal arrangement didn't comply with local standards in particular with regards electric charging points.

Councillor Jones asked for clarification regarding the garden centre and commercial element and whether permission had been granted for its use. It was advised that they were not aware of any permissions or certificates that had been granted for its use.

Councillor Brine asked for clarification as to why the original access could not be used or modified. The Senior Planning Officer advised that Members would need to consider the application that has been brought forward, the application for this site proposed a new access. It was also advised that a new appraisal would need to be completed by Highways should an alternative access be proposed by the applicant. Councillor Brine raised a suggestion that instead of refusing the application members could defer the application to a future committee to allow the applicant to consider the viability of the current access. The

Head of Development Management advised that this would be possible for the Committee to consider.

Councillor Ryder asked whether the Highways authority deem the current access is satisfactory. The Highways Officer advised that he would be unable to answer this as this isn't what had been assessed for the application.

In a response to further questions the Chair and Head of Development Management reminded Members that they were only able to consider the application that had been submitted.

The Highways Officer also provided further information stating that the proposed access was close to the brow of the hill and that the visibility splays did not comply with the national standards and therefore based on the evidence currently available they would advise that it is unsuitable. It was confirmed that if the applicant wanted to provide further information they would be happy to work with the applicants to consider if it could be deemed suitable.

Councillor Jones asked for clarification as to how the site is considered as B2 and B8 use, the senior planning officer advised that they are aware that the site has been used as a garden centre/nursery in the past and they don't have any evidence to the contrary.

Councillor Jones proposed to move the officer's recommendation to refuse the application with the inclusion of a refusal reason relating to CP13, CP15 and EI4 as he questioned whether the site could be considered as a current employment site.

In the absence of any seconder the proposal was dismissed.

Councillor Jones proposed the officer's recommendation to refuse, Councillor Brine seconded the recommendation.

Councillor Patrick expressed concerns over the access to the site and the reasons as to why the application had taken so long to come to committee.

Councillor Hall stated that as it stands he agrees that the application would need to be refused however would be happy to see an alternative proposal come back to Committee for discussion.

Councillor Jones advised that in his view if Highways have recommended refusal then members would need to consider this and also refuse permission. He also advised that he did not believe the principal of the scheme should have been accepted with regards the policies in the local plan e.g. CP13 and EI4.

Councillor Ryder stated that it was clear as to the reasons why the application should be refused.

On being put to the vote there were 5 votes for, 5 against and 1 abstention the chair used his casting vote in support of the recommendation.

RESOLVED To Refuse Permission for Application S.20/2148/OUT

The meeting closed at 7.11pm.

Chair

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Stroud District Council

Planning Schedule

20th July 2021

In cases where a Site Inspection has taken place, this is because Members felt they would be better informed to make a decision on the application at the next Committee. Accordingly, the view expressed by the Site Panel is a factor to be taken into consideration on the application and a final decision is only made after Members have fully debated the issues arising.

DEVELOPMENT CONTROL COMMITTEE

Procedure for Public Speaking

The Council encourages public speaking at meetings of the Development Control Committee (DCC). This procedure sets out the scheme in place to allow members of the public to address the Committee at the following meetings:

1. Scheduled DCC meetings

2. Special meetings of DCC

Introduction

Public speaking slots are available for those items contained within the schedule of applications. Unfortunately, it is not permitted on any other items on the Agenda.

The purpose of public speaking is to emphasise comments and evidence already submitted through the planning application consultation process. Therefore, you must have submitted written comments on an application if you wish to speak to it at Committee. If this is not the case, you should refer your request to speak to the Committee Chairman in good time before the meeting, who will decide if it is appropriate for you to speak.

Those wishing to speak should refrain from bringing photographs or other documents for the Committee to view. Public speaking is not designed as an opportunity to introduce new information and unfortunately, such documentation will not be accepted.

Scheduled DCC meetings are those which are set as part of the Council's civic timetable. Special DCC meetings are irregular additional meetings organised on an ad-hoc basis for very large or complex applications.

Before the meeting

You must register your wish to speak at the meeting. You are required to notify both our Democratic Services Team democratic.services@stroud.gov.uk and our Planning Team planning@stroud.gov.uk by 12 noon 1 clear working day before the day of the meeting, exceptionally, the council will consider late representations if appropriate.

At the meeting

If you have registered to speak at the meeting, please try to arrive at the Council Chamber 10 minutes before the Committee starts so that you can liaise with the democratic services officer and other speakers who have also requested to speak in the same slot. Where more than one person wishes to speak, you may wish to either appoint one spokesperson or share the slot equally.

1. Scheduled DCC Meetings

Planning Schedule 20/07/2021

There are three available public speaking slots for each schedule item, all of which are allowed a total of **four minutes** each:-

- ✓ Town or Parish representative
- ✓ Objectors to the application and
- ✓ Supporters of the application (this slot includes the applicant/agent).

Please note: to ensure fairness and parity, the four minute timeslot is strictly adhered to and the Chairman will ask the speaker to stop as soon as this period has expired.

Those taking part in public speaking should be aware of the following:

- ✓ They will be recorded and broadcast as part of the Council's webcasting of its meetings.
- ✓ Webcasts will be available for viewing on the Council's website and may also be used for subsequent proceedings e.g. at a planning appeal.
- ✓ Names of speakers will also be recorded in the Committee Minutes which will be published on the website.

The order for each item on the schedule is

1. Introduction of item by the Chair
2. Brief presentation and update by the planning case officer.
3. The Ward Member(s)
4. Public Speaking
 - a. Parish Council
 - b. Those who oppose the application
 - c. Those who support the application
5. Committee Member questions of officers
6. Committee Members motion tabled and seconded
7. Committee Members debate the application
8. Committee Members vote on the application

Agenda Item 4

Planning Schedule 20/07/2021

2. Special DCC meetings

There are three available public speaking slots for each schedule item, all of which are allowed a total of up to **eight minutes** each:-

- ✓ Town or Parish representative
- ✓ Objectors to the application and
- ✓ Supporters of the application (this slot includes the applicant/agent).

Please note: to ensure fairness and parity, the eight minute timeslot will be strictly adhered to and the Chairman will ask the speaker to stop after this time period has expired.

Those taking part in public speaking should be aware of the following:

- ✓ They will be recorded and broadcast as part of the Council's webcasting of its meetings.
- ✓ Webcasts will be available for viewing on the Council's website and may also be used for subsequent proceedings e.g. at a planning appeal.
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Planning Schedule 20/07/2021

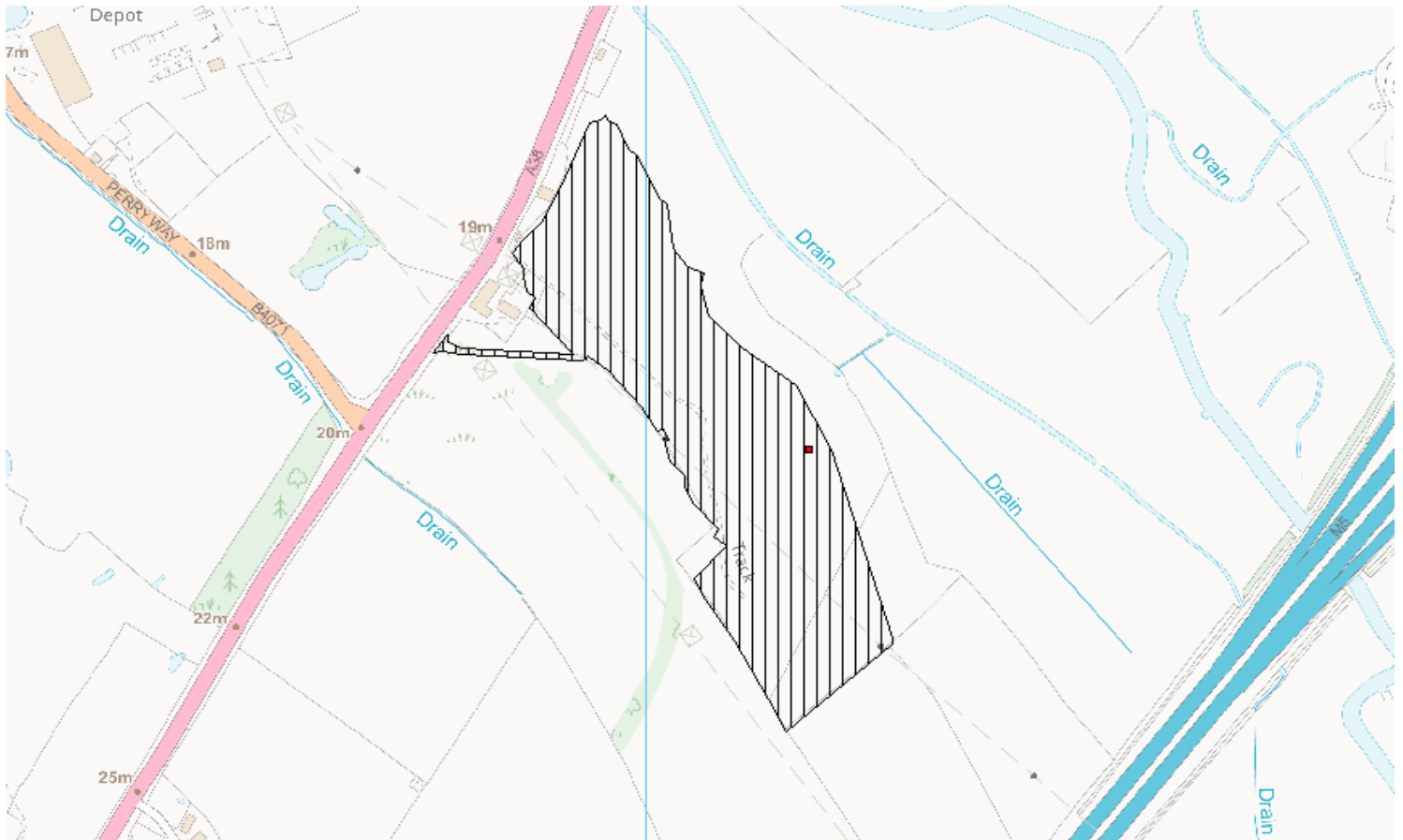
Parish	Application	Item
Eastington Parish Council	Land At, Fromebridge, Whitminster. S.20/2109/FUL - Agricultural improvement of old mineral excavation area with recontouring of land using imported subsoils and soils.	1
Bisley With Lypiatt Parish Council	St Marys, Eastcombe, Stroud. S.21/1077/NEWTPO - New Tree Preservation Order TPO 580.	2

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Development Control Committee Schedule 20/07/2021

Item No:	1
Application No.	S.20/2109/FUL
Site Address	Land At, Fromebridge, Whitminster, Gloucestershire
Town/Parish	Eastington Parish Council
Grid Reference	377133,206593
Application Type	Full Planning Application
Proposal	Agricultural improvement of old mineral excavation area with recontouring of land using imported subsoils and soils.
Recommendation	Permission
Call in Request	Councillor John Jones



Agenda Item 4.1

	<p align="center">Development Control Committee Schedule 20/07/2021</p>
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Applicant's Details	Mr A Smith Alkerton Court, Alkerton, Eastington, Stonehouse, Gloucestershire GL10 3AQ
Agent's Details	Land & Mineral Management Suite 1 , 82C Security House, Chesterton Lane, Cirencester, Gloucestershire, GL7 1Y
Case Officer	Amy Robertson
Application Validated	06.10.2020
CONSULTEES	
Comments Received	The Environment Agency Biodiversity Officer HCC Highways - Development Coordination (E) GCC as Local Lead Flood Authority Contaminated Land Officer (E) Eastington Parish Council Frampton Parish Council HSE
Constraints	Article 4 Directive Consult area Neighbourhood Plan Eastington Parish Council SAC SPA 7700m buffer
OFFICER'S REPORT	

DESCRIPTION OF SITE

The application site comprises low grade agricultural land to the East of the A38. It is located adjacent to the petrol station to the north of the Fromebridge junction with the B4071 (Perry Way) that heads towards Frampton on Severn. The site was a former mineral extraction site that was infilled and is now used as grazing land due to the uneven nature of the site making it unable to allow traditional crop cultivation.

The site its self does not lie within any landscape nor conservation protection designations, however, the Industrial Heritage Conservation Area is in places is located approximately 150 metres to the north on the other side of the River Frome and Thomas and Severn Way path. The historic Listed buildings at Fromebridge Mills are also nearby within the Conservation Area but on the other side of the A38.

The site lies within Flood Zone 1, which has a low probability of flooding.

PROPOSAL

This application seeks planning permission for the improvement of agricultural land including the importation of waste soils from external of the site and the re-contour of site.



Development Control Committee Schedule 20/07/2021

REVISED DETAILS

None

REPRESENTATIONS

Statutory Consultees:

Eastington Parish Council – Objects on highways grounds, concern over residential amenity and work commencing at 0700, and drainage issues.

Frampton Parish Council – Request the application be taken to development control committee. Concerns over drainage and highways.

Senior Contaminated Land Officer – Acceptable subject to remediation condition.

Environmental Health: To be report

Senior Biodiversity Officer – no objection subject to conditions

Health and Safety Executive – does not advise against granting permission on safety grounds.

County Archaeologist – No further archaeological investigation or recording should be undertaken in connection to the scheme.

GCC as Local Lead Flood Authority – no objection

GCC Highways – No objection subject to conditions

The Environment Agency – requested the application be parallel tracked (planning application and the required Environmental Permit)

Public:

At the time of writing this report, one representation was made by a member of public, objecting to the application. The objector sited rising water levels at their property as a result of previous works to the application site.

Relevant Planning Policies

The adopted Stroud District Local Plan, November 2015 is the development plan for Stroud District.

Local Plan policies considered for this proposal include:

CP1 - Presumption in favour of sustainable development.

CP13 - Demand management and sustainable travel measures.

CP14 - High quality sustainable development.

CP15 - A quality living and working countryside.

EI12 - Promoting transport choice and accessibility.

ES1 - Sustainable construction and design.

ES2 - Renewable or low carbon energy generation.



Development Control Committee Schedule 20/07/2021

- ES3 - Maintaining quality of life within our environmental limits.
- ES4 - Water resources, quality and flood risk.
- ES5 - Air quality.
- ES6 - Providing for biodiversity and geodiversity.
- ES7 - Landscape character.
- ES8 - Trees, hedgerows and woodlands.
- ES10 - Valuing our historic environment and assets.

Supplementary Planning Guidance is available on our website. The Stroud District Landscape Assessment SPG (2000) is of relevance.

The application sits within the boundary of the Eastington Neighbourhood Development Plan (October 2016) and the development should accord to this plan, as well as the Stroud District Council Local Plan.

PRINCIPLE OF DEVELOPMENT

The determination of a planning application should be made in accordance with the development plan unless any material planning considerations indicate otherwise, as described by Section 38 (6) of the Planning and Compulsory Purchase Act 2004. Therefore, this application should be considered against the policies contained within the Stroud District Local Plan (adopted 2015) and the adopted Eastington NDP.

Policy CP15 of the Local Plan (A quality living and working countryside) is perhaps the most fundamental and overarching policy to be used in the determination of this application. The policy seeks to protect the quality of the countryside and there is a presumption against development in these locations outside the defined settlement limits unless it met specific criteria eg meets a rural need.

In the case of this application, the proposal seeks to improve the quality of agricultural land within the application site from grade 4 (Poor Quality) to grade 3a level (Good Quality). In doing so, the quality of the land will be improved to match that of the surrounding fields and will allow for the land to be utilised for normal agricultural cultivation processes. At present, due to the way in which the land was covered at the end of the mineral extraction phase of the site, the land is uneven and not able to be affectively used for growing crops.

Therefore, as the proposal seeks to improve the agricultural nature of the land, it is considered that the application in this regard is acceptable as it complies with policy CP15, paragraph 1, whereby it is stated, application will be permitted where “it is essential for maintenance or enhancement of a sustainable farming enterprise within the district”.

In addition to CP15, there are a number of other significant policies that relate to specific elements of the proposed development that will be discussed in turn below.



Development Control Committee Schedule 20/07/2021

CONTAMINATED LAND

The application in essence seeks to move material from external of the site, onto it in order to re profile the land to better suit agricultural practices. It is proposed that 57,000 m³ of material will be required to do so.

Local Plan Policy ES3 (quality of life within our environmental limits), paragraphs 2 and 6 are the most appropriate for assessing this aspect of the application. They require the assurance that there will be no harm caused to the environment, land or water courses in order for a development to receive planning permission.

As foreign material will be placed onto the land, it is critical that the LPA are content that there will be no polluting substances brought in that could cause harm to either humans or the environment. Although the planning statement suggests that the material will be clean and unpolluted, there is no strategy or monitoring schedule provided as part of the application to allow monitoring of this, and so the LPA cannot be confident that this will be the case. Whilst it was requested by the Contaminated Lands Officer that a document detailing how material will be screened for pollutants etc be submitted prior to determination of the application, this was resisted and not provided. The agent stated that the required Environmental Permit from the Environment Agency (EA) will effectively do the same thing and therefore this was not required under the planning process.

As Policy ES3 (paras 2 and 6) state, permission will not be granted for developments which would be likely to, or lead to, an unacceptable level of harm to the environment or human health. This stance is ratified within the National Planning Policy Framework (NPPF), at paragraph 170 (e), whereby it is stated that Local Planning Authorities (LPAs) should prevent development from contributing to unacceptable levels of soil, air, water, noise pollution of land instability. Whilst it is acknowledged that the EA will require similar information when the applicant applies for the relevant permits, Local Plan policy ES3 and the NPPF paragraph 170, make it quite clear that this information is required in order for LPAs to make informed decisions. It is therefore the LPAs view that the agents' assessment of this requested information not being required for the purposes of planning to be incorrect, and a pre-commencement condition requiring the information as requested by the Councils Contaminated Lands Officer be applied to any permission granted for this scheme.

The condition will enable the LPA to make a full and detailed assessment of the proposed remediation scheme, this will cover the material being brought onto the site, risk management actions and also require validation reports to demonstrate the effectiveness of the strategy and outcome contaminant levels to comply with policy ES3 of the Local Plan.

LANDSCAPE IMPACT

The proposed application seeks to re-contour the application site and therefore change the levels and appearance of the landscape. It is therefore crucial that the proposed change does not have a significant negative impact on the landscape of the site, or of the surrounding area.



Development Control Committee Schedule 20/07/2021

Policy ES7 of the Local Plan (Landscape Character) ensures that “in all locations development proposals should conserve or enhance the special features and diversity of the different landscape character types within the district”.

As stated above, the application site is not located within a conservation area, nor any Area of Outstanding Natural Beauty (AONB). This does not however preclude the site from having any intrinsic level of landscape character, which of course it has. The site is located within the Severn Vale landscape area as categorised within the Supplementary Planning Guidance note on Landscapes within the District (The Stroud District Landscape Assessment, 2000). Key characteristics of this area include varied flat to undulating landscapes, mixture of arable and pasture lands and strong field patterns of small/medium sizes in scale. Importantly, the document describes the area as being a semi-enclosed landscape with some distant views onto it.

In assessing this application against policy ES7, we have to be satisfied that the proposed application will not alter the landscape of the site to such a state that it no longer compliments the Severn Vale landscape character.

The application will if approved, bring in 57,000m³ of material from other sites within the district and re-contour the site. Inevitably the ground level will be increased as a result. The overall aim of the proposal is to level out the currently uneven land in order for it to be used for crop cultivation in the future. Whilst the landscape assessment states undulating landscapes within the Severn Vale, so too does it highlight flat ones. As such, it is not considered that the levelling off of this relatively small section of the countryside to be in opposition to Policy ES7. It is considered that the site will not look alien within its immediate setting, nor will it from further afield where limited views of it may be achieved.

HIGHWAYS

The site is located near to the A38 and the busy Frampton junction and as such, highway matters are of critical importance to the assessment of this application and have been raised by the Parish Councils and local residents.

Within the Local Plan, Policies CP13 (Demand management and sustainable travel measures) and EI12 (Promoting transport choice and accessibility) are the two relevant policies that deal with access and highway related concerns.

CP13 requires all new development to not cause or contribute to significant highway related problems, be located where there are choices for different modes of travel and to where possible, enhance road safety.

EI12 is concerned more specifically with how each proposed new development will link into the existing highway network, either through delivering appropriate transport infrastructure, enhancing the accessibility where possible and adhering to parking standards.

Government guidance within the National Planning Policy Framework (NPPF) also outlines that development should only be refused on highway safety ground where the impact would be severe (NPPF Paragraph 109).



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Prior to this application being submitted, a new access road off the A38 was approved under a separate application (S.19/0230/FUL) with GCC Highways support and has now been constructed to allow better access onto the land. It is proposed that all works proposed under this application be done via this road.

Gloucestershire County Council Highways Department were formally consulted as part of this application and have provided their formal response in May 2021. The response states that the access road has been constructed to an acceptable standard to accommodate the anticipated movements in and out of the site, and also to accommodate the required 32 tonne lorries that will be moving the infill soil onto the site. The submitted swept path analysis demonstrates that this size of vehicle can use the access and minor alterations to the existing access to provide central island will direct traffic to turn left on exiting the site and not cross the solid white lines on the highway.

The local concern regarding the proximity to the busy A38 - Perry Way junction and the highway implications of the scheme are appreciated. The applicant's transport statement outlines that the work will be spread over 18-24 months with the material being used when it becomes available from other sites. It is therefore difficult to outline the number of daily visits as this will fluctuate with some days there being no movements. They have outline 10 lorries, 20 movements (in and then out again) per work day week. This is approximately 1 lorry per hour. To address the concerns, the routing of lorries has to be appreciated and with further information and alterations to the existing access the current scheme now provides additional reassurance of the avoidance of the need to cross the centre line of the A38 and improves the safety implications.

Whilst the concerns are still noted, the highways officer has raised no further safety issues with the expected daily lorry movements and with the access already having permission and appropriate visibility splays and amendments being provided, there is no evidence to show the highway safety impact would be severe.

It is therefore considered that the proposed scheme would be compliant with Policies EI12 and CP13 of the Local Plan and not cause conflict to the existing highway network and will enable safe and suitable access onto and off the site.

Whilst CP13 advocates the use of alternative methods of transport other than private vehicles such as busses and trains, given the location of the site being within the countryside, and its existing and intended use as farming land, this would not be appropriate or plausible.

RESIDENTIAL AMENITY

There is a small number of residential properties located immediately adjacent to the application site, on the A38 north of the petrol station, that could be impacted by the proposed development.

Policy ES3 (Maintaining quality of life within our environmental limits) is the policy within the local plan that is used most prominently to assess the impact a development will have on the residential amenity of neighbouring properties, members of public, or other visitors alike.



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The policy states that planning permission will not be granted where, amongst other things, the development would lead to an unacceptable level of “noise, general disturbance, smell, fumes, loss of daylight/sunlight” etc.

It should be noted that Eastington Parish Council raised concern over the proposed commencement of work on the site at 0700 and the noise impact this would have on the nearby residential properties.

The ongoing use of the land for agriculture proposed is unlikely to give rise to significant noise or disturbance. However, the temporary construction phase when the materials is being brought into the site has more potential to have an impact on residential amenity of local residents.

The access point is located way from the nearest residential properties located on the A38 but it is appreciated that part of the site is located close to the two nearby residential properties. Further technical input from the Environmental Protection Manager has been sought and will be reported to committee. Whilst it is generally accepted that all development has the potential to cause some disruption, it is considered that with appropriate mitigation and neighbourly behaviour this can be limited. Whilst further comments from Environmental Health will be reported it is anticipated that given the location adjacent to the A38 and nearby M5 and that the access and majority of the site is set away from the nearby properties this issue can be adequately addressed.

The application does not propose bringing any material onto the site that will cause any significant smell, fumes, or environmentally harmful substances and as such, it is considered that the application complies with policy ES3 in that there will be no adverse effect on the land or risk to human health.

ECOLOGY

Through Local Plan Policies ES6 (Providing for biodiversity and geodiversity) and ES8 (Trees, hedgerows and woodlands), the natural and ecological domain is protected from harmful forms of development.

This application was submitted alongside ecological reports highlighting the presence of great crested newts (GCN) and an outlier badger set located on the edge of the application site. Both GCN and Badgers are protected under the Conservation of Habitats & Species Regulations 2017 and the Badgers Act 1992.

The application proposes the retention of mature trees and pond in situ, with the creation of a rough grassland around the pond, improvement of boundary hedges, infilling gaps and a 3m grassland strip. These measures have come from the recommendations made within the ecological reports.

The Biodiversity team have assessed the submitted documentation and assessed the plans and are satisfied with the proposed measures. Conditions have been recommended to ensure the submitted mitigation scheme is fully implemented in accordance with the Policies ES6 and ES8 of the Local Plan as well as National biodiversity legislation.



Development Control Committee Schedule 20/07/2021

FLOOD RISK

Local Policy ES4, (Water resources, quality and flood risk) is the overarching policy that seeks the protection of water courses within the district, as well as ensuring developments can demonstrate that the proposals will be safe, not increase the risk elsewhere, and maximise the opportunities to reduce flood risk. The application site lies within flood zone 1, the Environment Agencies' lowest level of flood zoning.

As the application is submitted alongside a Flood Risk Assessment (FRA) that assesses the current status of the site, as well as the likely outcome from the proposed development. The results from this FRA concluded that the proposed re-contouring of the site has a low risk of flooding.

The FRA also provided details of the proposed drainage strategy should the application be permitted. The strategy proposes that surface water collected on site be directed through swales and stored in an onsite pond before discharging into the River Frome. This modelling included rainfall events up to and including 100 years, taking account of existing and proposed runoff rates and climate change consideration at 40%. The storage in the pond (905m³) would allow controlled discharge into the watercourse at greenfield rates.

The drainage engineers at GCC as the Lead Local Flood Authority (LLFA) have assessed the submitted information. The LLFA are content that the proposed drainage strategy is compliant with requirements and that the swales and pond will manage water quality and will be sized to accommodate increases of rainfall as a result of climate change. The LLFA are also content with the proposed application in terms of its impact on water courses and impact on flooding and have provided no objections.

It is noted that one objection from a member of Public was received throughout the course of the application citing rising water levels for their property as a result of other works carried out on this site and the Parishes concerns regarding drainage issues.

In light of the statutory consultee, the LLFA provided technical input and being satisfied with the submitted information, the site being in flood zone 1 and providing an appropriate drainage strategy whilst the concerns are noted there is no evidence that this proposal will cause any significant drainage and flood issues, it is therefore considered that the application is compliant with Local Plan policy ES4.

HERITAGE ASSETS

Local Plan Policy ES10 (Valuing our historic environment and assets) seeks the protection of the districts historic assets, and great weight is given to ensure that development proposals do not harm their setting or importance within the landscape, nor reduce their historic importance.

As stated above, the application site is located some 150m away from the Conservation Area including Fromebridge Mill (Grade II listed building) to the North. The application site is located on the opposite side of the A38 and at some distance to the Listed building, and is screened by a number of mature vegetative boundaries between both locations. The rural nature of the proposal and limited scale and height are also appreciated.



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Therefore, it is considered that the proposed development would not cause harm to Fromebridge Mill, the Conservation Area or impact their setting in any significant way and as such, the application is deemed to comply with the provisions to protect and value our historic environment and assets under Policy ES10 of the Local Plan.

PLANNING BALANCE AND CONCLUSION

Each element of the application has been addressed above in relation to the detail submitted and its compliance with the policies contained within the Local Plan.

Whilst concerns have been raised about highway safety, the amended access and technical assessment by the highway officer has address these and it is considered the proposal will not have a severe impact on highway safety.

Concerns have also been raised regarding the potential impacts on site drainage and flooding. However, the scheme includes an appropriate drainage strategy which storage water to allow for an appropriate greenfield runoff rate.

The scheme is in affect further remediation to the previous historical gravel extraction on the site and appropriate controls of the import material are required to protect the nearby residents and the environment.

The site seeks to improve the existing agricultural land, the hedges and trees will be retained and buffer and pond provided. It is therefore considered ecological impacts have been mitigated and the wider landscape will not be significantly affected.

Given the above, it is considered that the development as a whole is in accordance to the policies contained within the Local Plan, and as such, the application is recommended approval subject to conditions.

Subject to the following conditions:	<p>1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p style="padding-left: 40px;">Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:</p> <p style="padding-left: 40px;">SM/244/03 - Site Location Plan - Received 6.10.2020 SM/244/04 - Level Survey - received 6.10.2020 Preliminary Ecological Appraisal, by Wild Service, dated April 2019 Great Crested Newt Surveys and Risk Avoidance Method Statement, by Wild Service, dated September 2020 Flood Risk Assessment, by Amber Planning, dated September 2020</p>
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Transport Assessment, by I M A transport planning, dated September 2020

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

3. The development hereby permitted shall not commence until the existing vehicular access have been amended, constructed and completed in accordance with the submitted IMA Highways Technical note 1 and amended drawing (Drawing No. IMA-19-217-104 submitted on 30 Apr 2021).

Reason: In the interest of highway safety in accordance with paragraphs 102 and 108-111 of the NPPF and Policy CP13 of the Stroud District Local Plan 2015.

4. No development shall not begin until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4m back from the near side edge of the adjoining carriageway, (measuring perpendicularly), for a distance of 160m in each direction measured along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected, and/or allowed to grow on the triangular area of the land formed which would obstruct the visibility described as such.

Reason: In the interest of highway safety in accordance with paragraphs 102 and 108-111 of the NPPF and Policy CP13 of the Stroud District Local Plan 2015.

5. The development hereby permitted shall not begin until a remediation scheme has been submitted and approved by the Local Planning Authority. The scheme shall include how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end-point of the remediation should be stated, such as site contaminant levels or a risk management action, as well as how this will be validated. No deviation shall be made from this scheme without prior written approval from the Local Planning Authority.

No part of the development hereby permitted shall be used for the growing of crops/ grazing of livestock until a verification report detailing the remediation works undertaken and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology has been submitted to, and approved by, the Local Planning Authority. Details of any post-remedial sampling and analysis to show that the site has reached the required contaminant levels shall be included,



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together with the necessary documentation detailing what waste materials have been removed from the site, prior to deposition.

Reason: To protect the health of future users of the site from any possible effects of contaminated land in accordance with the guidance within the NPPF in particular, paragraph 120.

6. All works shall be carried out in full accordance with the recommendations contained in the Great Crested Newt Surveys and Risk Avoidance Method Statement, by Wild Service, dated September 2020, as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To protect and enhance the site for biodiversity in accordance with paragraph 174 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

7. No development shall take place (including ground works, vegetation clearance) until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following:

- Measures that will be taken to protect the ditches and pond from surface run-off during the construction phase.
- The locations of where machinery and materials will be stored
- Details as to where excess spoil will be stored and distributed
- Methods and Timings for the removal of vegetation likely to support breeding birds.
- Full details of measures that will be taken when clearing vegetation with potential to support reptiles and great crested newts.
- Details explaining how badgers will be safeguarded during clearing of the site and the implementation of the proposed works.
- The role and responsibilities on site of an ecological clerk of works ECOW or similarly competent person.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that protected and priority species are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and



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Countryside Act 1981 as amended, Circular 06/2005, the National Planning Policy Framework, and Policy ES6 of the Stroud District Local Plan 2015, and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

8. No construction site machinery or plant shall be operated, no process shall be carried out and no construction related deliveries taken except between the hours of 08:00hrs and 18:00hrs on Monday to Fridays, between 08:00hrs and 13:00hrs on Saturdays and not at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the locality, especially for the people living/ or working nearby, in accordance with Stroud District Local Plan Policy ES3.

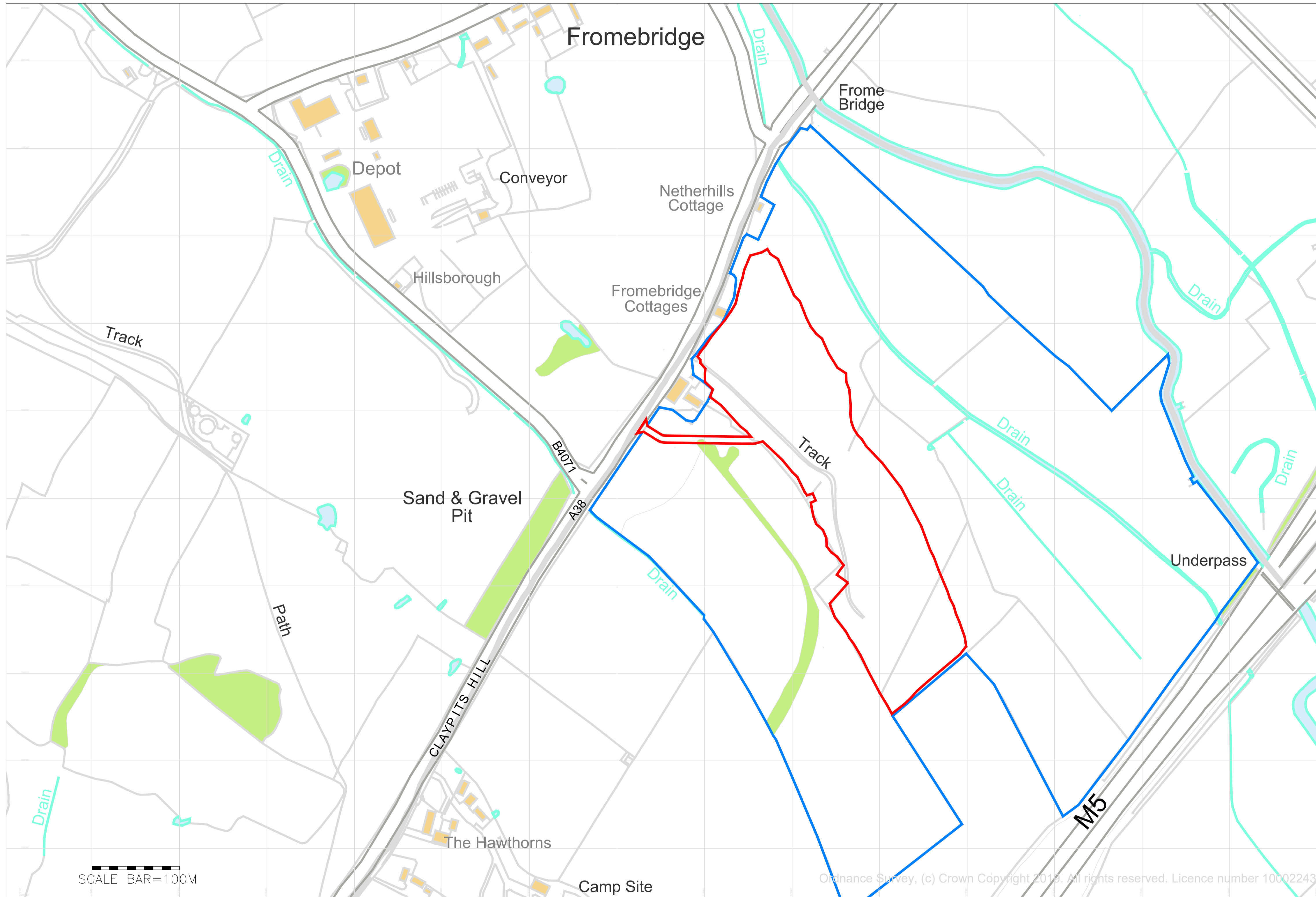
Informatives:

1. The construction of an upgraded access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway.

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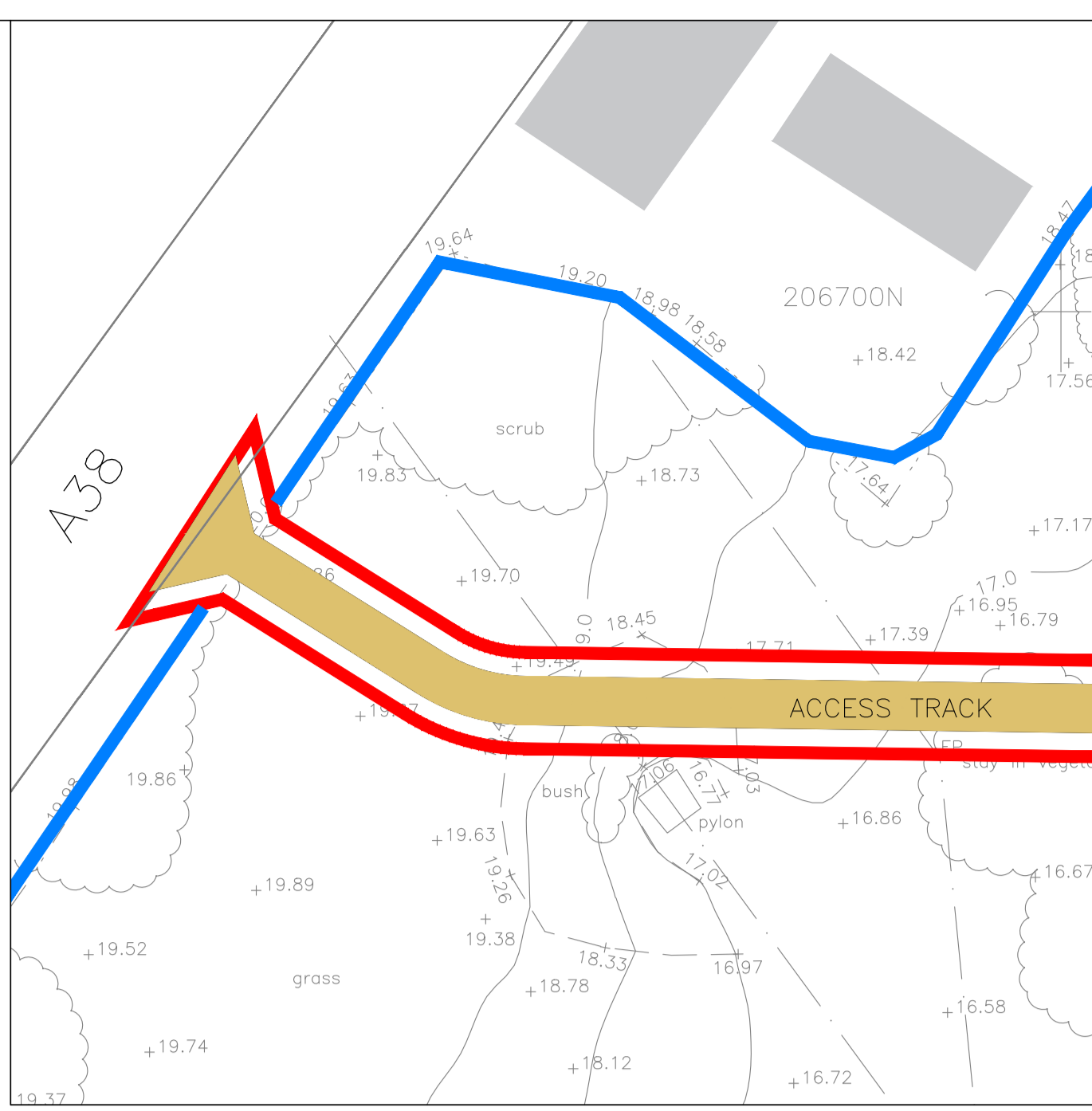
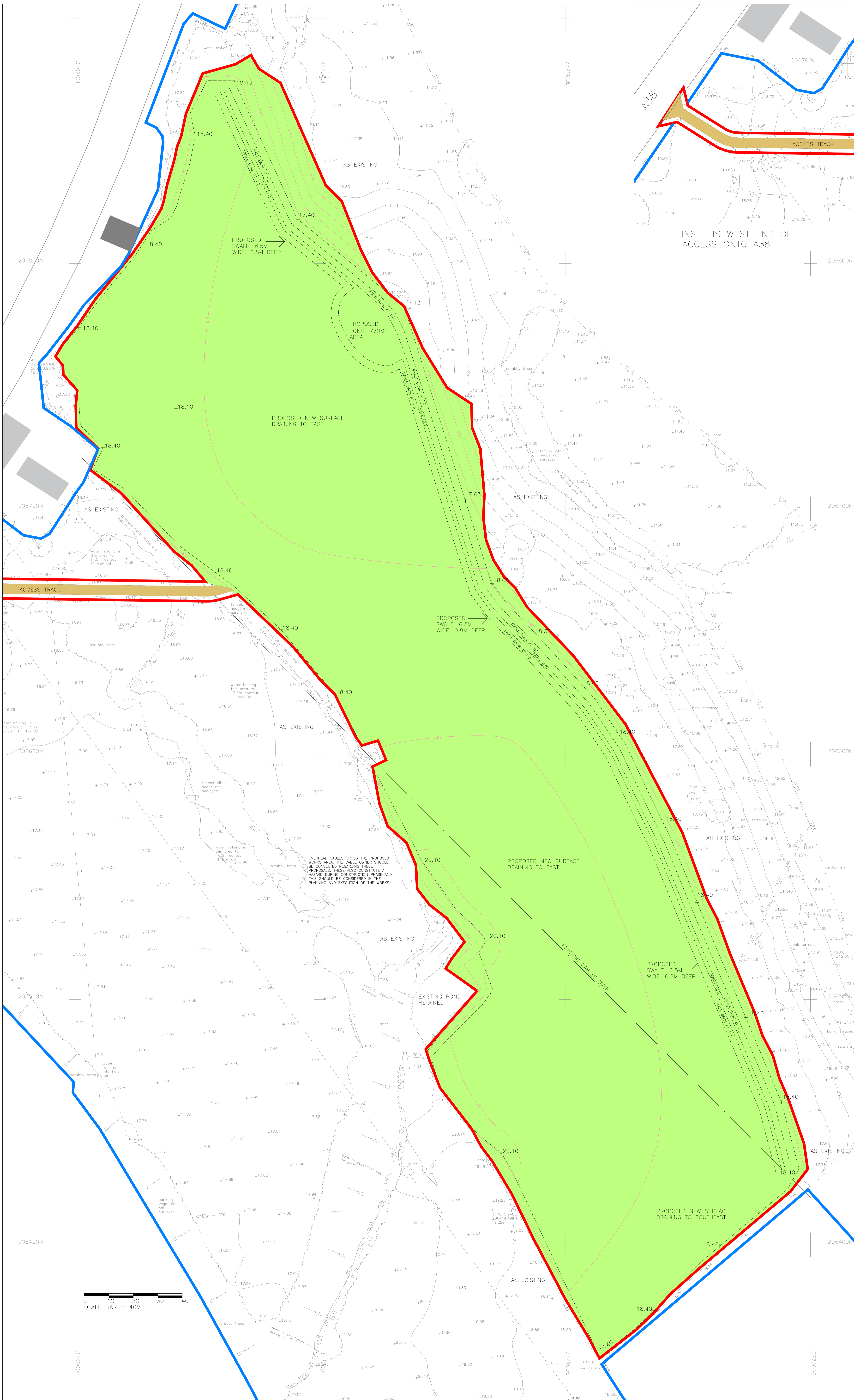
- Notes:
- 1.This drawing should only be used for its original intended purpose.
 - 2.Dimensions in metres unless otherwise stated.
 - 3.Grid lines drawn at 100m intervals.
 - 4.This drawing was prepared for a planning application. It is not a construction issue drawing.
 - 5.The client is reminded of their duties under the CDM 2015 regulations.
 - 6.This drawing was prepared from information supplied by Land and Mineral Management.

- Application boundary
- Other land under applicant's control



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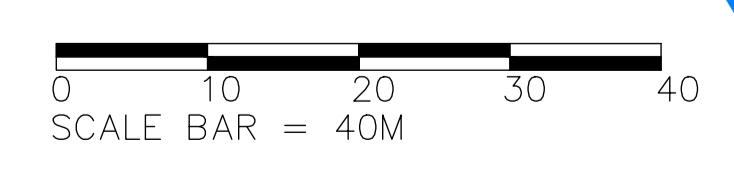
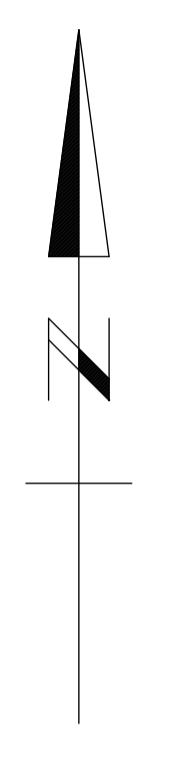
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ALAN WADE SITE ENGINEERING LIMITED		
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Project LAND AT FROMEBRIDGE GLOUCESTERSHIRE		
Client SMITHS		
Drawing Title LOCATION PLAN		
Drawn Date 01/10/20	Surveyed Date -	
Scale 1:2500		(AT A1)
Drawing Number SM/244/03	Rev -	



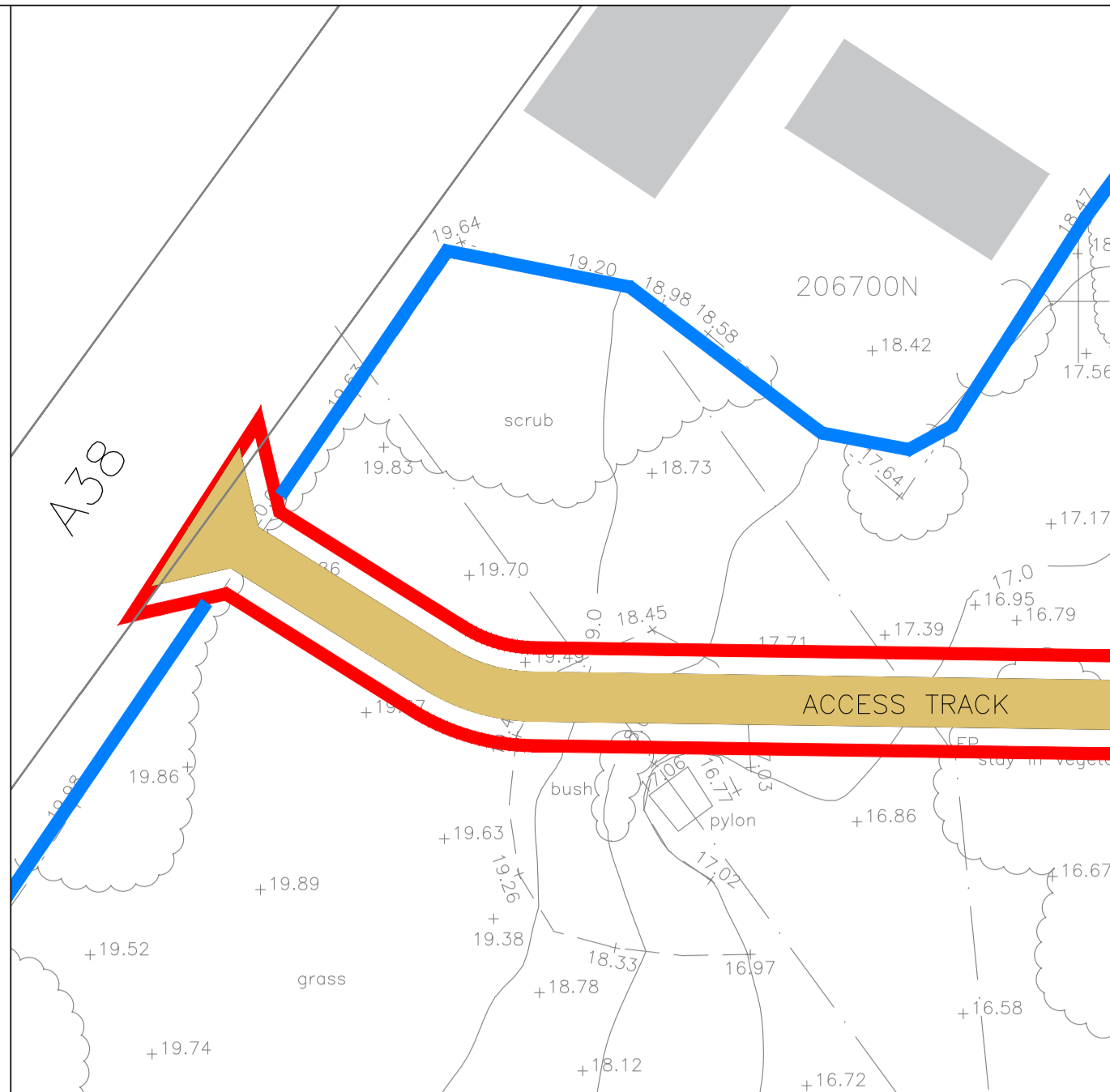
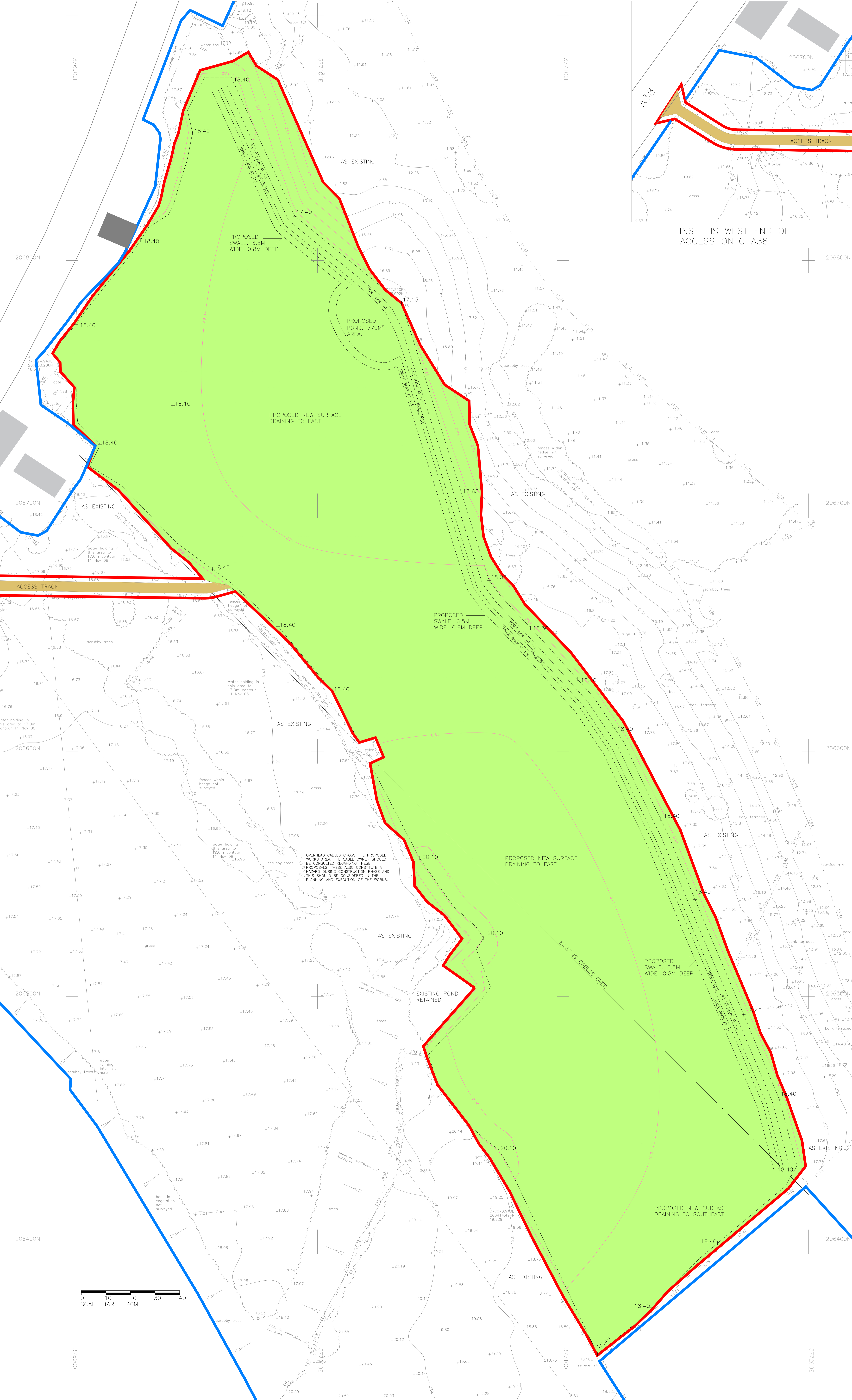
INSET IS WEST END OF ACCESS ONTO A38

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 2. Critical dimensions, levels, clearances etc. should be checked on site before work commences.
 3. Dimensions in metres unless otherwise stated.
 4. The client is reminded of their duties under the CDM 2015 regulations.
 5. National Grid and OS Datum Newlyn used.

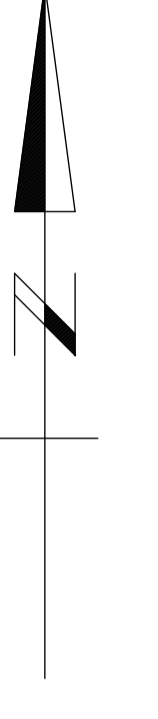
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Revision	Comment	Date
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<p>Project LAND AT FROMEBRIDGE GLOUCESTERSHIRE</p>		
<p>Client SMITHS</p>		
<p>Drawing Title SITE PLAN</p>		
Drawn Date	01/10/20	Surveyed Date
Scale	1:500	(AT A0)
Drawing Number	SM/244/02	Rev
		-

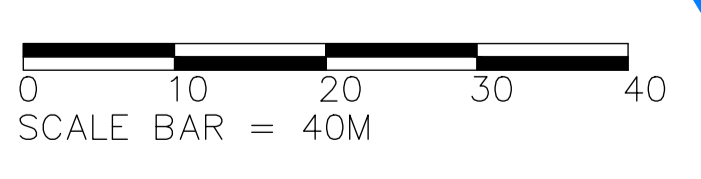


INSET IS WEST END OF ACCESS ONTO A38



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2. Critical dimensions, levels, clearances etc. should be checked on site before work commences.
3. Dimensions in metres unless otherwise stated.
4. The client is reminded of their duties under the CDM 2015 regulations.
5. National Grid and OS Datum Newlyn used.

Application boundary
Other land under applicant's control



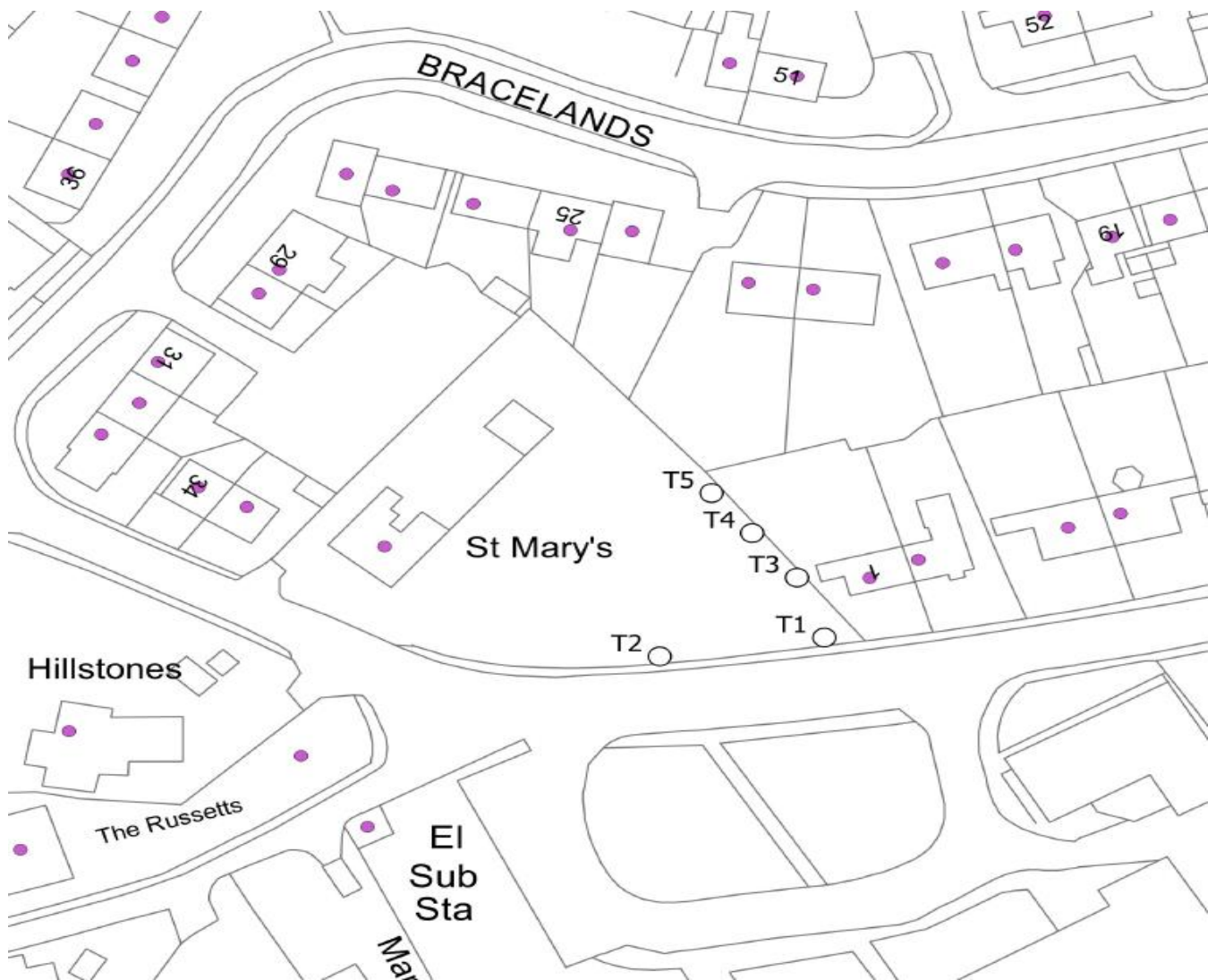
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<p>Client SMITHS</p>		
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<p>Drawing Number SM/244/02</p>		<p>Rev -</p>

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**Development Control Committee Schedule
20/07/2021**

Item No:	2
Application No	S.21/1077/NEWTPO
Site Address	St Marys, Eastcombe, Stroud, Gloucestershire
Town/Parish	Bisley With Lypiatt Parish Council
Grid Reference	389018,204139
Application Type	New Tree Preservation Order
Proposal	New Tree Preservation Order TPO 580.
Recommendation	Confirm order
Call in Request	Head of Development Management



Agenda Item 4.2



Development Control Committee Schedule 20/07/2021

Case Officer	Mark Hemming
Application Validated	28.04.2021
OFFICER'S REPORT	

CONFIRMATION OF TREE PRESERVATION ORDER

INTRODUCTION

A request has been received from the Parish Council to serve a tree preservation order to protect a group of trees at St Marys, Eastcombe. The land has recently changed hands and a number of trees have been felled by contractors working on behalf of the new owners.

The site is a roughly triangle parcel of land within the garden area of the existing property known as St Marys. This is located on Bracelands opposite Thomas Keeble School with residential properties on either side. The majority of the trees are located towards the boundaries of the site and include a mix of Scot Pine, Beech, Hazel, Hawthorn and Laurel Cherry.

TREE PRESERVATION ORDER PROCEDURE

The power to make a Tree Preservation Order (TPO) is contained in The Town and Country (Tree Preservation) (England) Regulations 2012. This specifies that a Local Planning Authority may serve a TPO on tree or trees, which are considered to be of amenity value and are under threat.

A Tree Preservation Order (TPO) is an order made by a Local Planning Authority that makes it an offence to fell, prune, uproot, wilfully damage or destroy a tree without the Authority's permission. This allows for the tree or trees to be retained and managed for the benefit of everyone.

The Authority has a statutory obligation to protect trees worthy of preservation by means of TPOs. There are national criteria set out in the National Planning Policy Guidance (NPPG) against which a tree should be assessed in order to determine whether it is worthy of preservation. When trees are considered potentially worthy of protection, they will be assessed against the prescribed criteria and if the tree meets these criteria then a provisional TPO will be served.

When deciding whether an Order is appropriate, the guidance outlines that protection should be given to trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public. There is no definition of what this 'amenity value' is so authorities need to exercise judgment when deciding whether to seek to protect the tree/s. This needs a judgement of what is on the ground and the expedience for taking action.

In coming to this judgment, it could include the visibility, the extent to which the trees are visible from the public place or street. However, just because it can be seen is not enough, the importance of the trees also needs to be considered. This can include size and form, rarity or historic value and the contribution to the surrounding character, landscape or Conservation Area.

The importance to nature conservation or a response to climate change can also be factors but would not warrant an order on their own.

A tree preservation order does not stop development. The protected trees become a constraint or asset of the site and whilst works can be done to the trees with consent, for example keep them safe, any new proposal for development would have to consider the impacts on the trees and the wider area.



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The trees suitability for serving a tree preservation order was assessed using the TEMPO methodology. TEMPO is designed as a field guide to decision making, and is presented on a single side of A4 as an easily completed pro-forma. As such, it stands as a record that a systematic assessment has been undertaken. After visiting and assessing the trees using the TEMPO system, the Senior Arboriculture Officer advised that a provisional tree preservation order should be served.

The provisional order (TPO 580) were subsequently served on the 06th May 2021 based on the recommendation of the Senior Arboriculture Officer, following assessment against the prescribed criteria within the legislation. This has placed temporary protection for 6 months on the remaining mature trees (x5) covered by the order on site. In this period the Authority has to either confirm the Order, to provide long-term protection or decide not to confirm it and allow the landowner to remove the trees if they wish.

This period allows an opportunity for interested parties to comment on or object to the confirmation of the order. The views of the Parish Council can also be considered.

As objections have been received these have to be considered before making a decision to confirm the order and have therefore been placed before committee.

REPRESENTATIONS

In considering whether to confirm the order the authority has notified people that the provisional tree preservation order has been made. This allows the landowner to respond.

The objections to the serving of the provisional order are summarised below;

- o Loss of light. The adjacent garden is shaded by the Beech tree and the Pine tree.
- o The trees shed leaves and create a mess.
- o Concerned that the trees are causing structural damage to the adjacent property.
- o The trees are overbearing.
- o The trees should be removed and replaced.
- o Branches fall into the road.
- o Debris blocks the drains.
- o The Pine trees may be subject to wind damage.
- o The Pine trees are of low value, limited useful life expectancy.
- o The pavement is currently not wide enough for people to pass.

Response to the objections raised;

* Loss of light. The removal of the trees not covered by the order will increase the levels of sunlight entering the garden. The sun in the afternoon is at its highest point in the sky, above the crowns of the retained trees thus not significantly reducing the light levels into the garden.

* The trees shed leaves and create a mess. Leaf litter is a seasonal problem. This would not be overcome by removing the trees. The wind would carry leaf litter and debris from the newly planted trees and the remaining trees within the vicinity.

* Concerned that the trees are causing structural damage to the adjacent property. No engineering information has been provided to support this claim.

* The trees are overbearing. The removal of the trees not covered by the order will help to mitigate this problem. Also there is some scope to prune the trees, this will also help to improve the situation.



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- * The trees should be removed and replaced. Mature trees provide more benefits to the community in terms of carbon capture than newly planted trees. The trees are prominent in the landscape and have a high level of amenity value that can't be replaced by replacement planting.
- * Branches fall into the road. The dead branches that fall into the road can be removed without consent from the Local Planning Authority.
- * Debris blocks the drains. Covers can be placed over the drains to reduce the amount of debris entering them.
- * The Pine trees may be subject to wind damage. In 2020 the country was exposed to the tail end of three hurricanes. None of the trees failed within this period. If the trees are storm damaged the landowner can submit an application to remove the damage.
- * The Pine trees are of low value, limited useful life expectancy. The trees have a high level of amenity value and can last up to 200 years.
- * Trees not managed, so they need to be felled! No justification has been provided for this statement and it does not provide a justification for the removal of the trees as they can be pruned to alleviate any minor defects or damage and appropriately managed going forward.
- * The pavement is currently not wide enough for people to pass. Alterations to the highway and pavement are not part of the proposal. The footpath opposite the school appears to provide adequate space for pedestrians to pass safely along the highway, this would not be affected by the protection of the trees.
- * The removal of the trees will allow for the upgrade of the pavement. The pavement could be upgraded without the loss of the trees. It is possible to increase the width into the existing highway without removing the trees.

Summary of the letters of support.

- * Mature trees must be retained as they capture carbon dioxide.
- * Mature trees support ecosystems.
- * The trees have a high level of amenity value.
- * The trees should be retained to comply with the Council's policy on climate change.

Bisley with Lypiatt Parish Council's Tree Warden

The five remaining trees are fine large, mature trees, beautiful in their own right, supportive of biodiversity, and contributing to the landscape aesthetic of Eastcombe and its skyline. I cannot understand the developer's appeal against these TPO's since there is ample room on the site for development. I would be concerned that if they are not protected they will either be felled or their roots constrained to such an extent by building work that their health is severely compromised. Furthermore, Bisley with Lypiatt Parish Council promotes tree protection as part of its policy to help mitigate against Climate Change. As global and local temperatures increase people will see the protection and the health and wellbeing that trees give to us. I am keen to support the protection of these trees and trust that the District will see the value of this by granting permanent TPO's.

DESCRIPTION AND APPRAISAL OF TREES

The provisional order covers 2 Pine trees (T1 and T2), 2 Beech trees (T3 and T5) and a Sycamore (T4) identified on the location attached to this report.

As noted below some tree work has already taken place with further pine trees to the front of the site having already been removed. As they have been removed these are not covered by the provisional order.

The trees covered by the provisional order are an important landscape feature and can be widely appreciated for enhancing the rural environment. The trees make a positive contribution to the scenic



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character and diversity of the landscape, and provide a habitat for dependant wildlife populations. The retention of trees within proposed developments provides an immediate sense of maturity, to the benefit of the site and its surroundings, raising the overall quality of a scheme and enhancing property values.

The Parish Council's Tree Warden and a Parish Cllr have identified the mature trees as having merit and contributing to the character of the area and forming the wider backdrop of the skyline and Conservation Area and that the trees provide health and wellbeing benefits as well as mitigating Climate Change. A formal comment from the Parish Council is likely to be submitted and can be reported to committee. Whilst the direct contribution to the setting of the Conservation Area maybe difficult to demonstrate the trees do provide a positive contribution to the surrounding area.

The site has recently changed hands and a planning application for works to the existing house has been submitted. The developer has also started clearance work on site and has removed several trees to the front of the site before the provisional order was served. The developer has also engaged in pre-application discussions regarding additional works on the site which could affect the remaining trees. Given the change in ownership, the works already carried out and with this potential proposal and development threat it is considered expedient to assess the merits of the trees and whether the order should be confirmed.

It is a shame that some of the trees to the front of the site had been removed before the provisional order could be made to protect them. However, this was done lawfully by the landowner and a penalty or direct reason to protect the other trees would not be considered appropriate, these trees need to be assessed on their own merits. An appropriate landscaping scheme with some replacement planting can be considered should a planning application for further development come forward.

CONCLUSION

There is no right of appeal the confirmation of an order so the Authority and Members have to demonstrate that they have made their decision in an even-handed and open manner. Therefore, Members are asked to consider all the information before them including the comments and objections received, prior to making a decision to confirm the order.

Whilst some management of the trees and tree work maybe required the identified trees within the Order have a high level of public visual amenity and given their size and position positively contribute to the character of the surrounding area. It is also considered these trees could still have a longevity and provide an amenity value which cannot be overcome by replacement planting.

RECOMMENDATION

It is therefore recommended that the provisional Order (TPO 580) should be confirmed and long term protection provided for the trees.

If the order isn't confirmed, the landowner can exercise their right to remove the trees.

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St Mary's, Eastcombe, Stroud

Arboricultural Report containing:

- Arboricultural survey sheets
- Arboricultural constraints plan
- Possible development assessment



On behalf of
GTB Homes Ltd

Prepared by:
[REDACTED] *M.Arbor.A, Tech. Cert. (Arbor. A.)*
Arboricultural Consultant
February 2021
Revised May 2021

Content

- 1.0 Instructions/Scope
- 2.0 Survey methodology
- 3.0 Report limitations
- 4.0 Legal duty
- 5.0 Site and Tree assessment
- 6.0 Arboricultural constraints
- 7.0 Development assessment
- 8.0 Contact details
- 9.0 References
- 10.0 Appendices
 - Tree Schedule Sheets
 - Tree Constraints Plan (TCP)

1.0 Instructions/Scope

- 1.1 Silverback Arboricultural Consultancy have been instructed to compile an arboricultural survey, and tree constraints plan, regarding trees growing at St, Mary's, Eastcombe, Stroud. This report is intended to give a general overview of the site and constraints posed by the existing tree to guide the design process. We were also asked to assess the potential for development of the site with regards the constraints posed by the existing trees.
- 1.2 Recommendations for the safeguarding of trees in close proximity to development are set out in, BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. We have therefore carried out the assessment of the trees in accordance with that document.
- 1.3 Specifically, this report and the accompanying information are supplied to:
- Identify the constraints that trees on and adjacent to the site present to the development of the site, to inform the site design process.
 - Present information regarding the above ground constraints (crown spreads) and below ground constraints (Root Protection Areas – RPAs), in Tree Schedule Sheets (appendix 1) and on a Tree Constraints Plan (drawing number 210520-SME-TCP-Rev A-NB&AM) (appendix 2).
- 1.4 This report is based on a ground level assessment of the trees. Except where stated, all dimensions are estimated. We were not presented with any information on the soil type and no soil samples have been taken. An arboricultural consultant visited the site on Monday 22nd February 2021. The weather was bright with good visibility. Following tree removal on the site this survey report was updated May 2021
- 1.5 Documents Provided
- Topographic survey (drawing number MG2002_S1)

2.0 Survey Methodology

- 2.1 The survey includes tree and shrubs with a stem diameter over 75mm at 1.5m height, located within the area shown on the plan included in this report.

2.2 All inspections were made from ground level with the use of binoculars, sounding hammer and metal probe where necessary, using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could affect the structural integrity of the trees have been noted.

2.3 Tree numbers have been noted on the plan. The following details were recorded for each tree and are included in the tree schedule sheets accompanying this report:

Number: an identity number for each tree, prefixed with a 'T' which cross references locations shown on the plan with the tree survey sheets. Where several trees, normally of the same species, are located close together and are similar in character and requirements, they have been treated as a Group under a single Number, prefixed with a 'G'

Species: common name and botanical name in *italics*

Tree height: approximate height in metres (*potential height in brackets*)

Calculated stem diameter: diameter measured in millimetres, taken at 1.5m above ground.

Where the tree is multi-stemmed, the diameter is calculated in accordance with BS5837:2012 (# estimated dimensions for off site or inaccessible trees)

Crown spread: approximate spread in metres taken at the four-main compass points N, S, E, W

Crown clearance: approximate height from ground to lowest part of canopy

Life stage: Young, Semi Mature, Early-Mature, Mature, Over-Mature, Veteran

Structural condition: Good, Fair, Poor

Physiological condition: Good, Fair, Poor, Dead

Observations : observations noted during tree inspections

Preliminary recommendations; recommended action to ensure the health and safety of the tree.

Remaining contribution (years): <10, 10+, 20+, 40+

BS Cat- category grading in accordance with BS 5837:2012

A - trees of high quality with an estimated remaining life expectancy of at least 40 years.

B - trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

C - trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

U - trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS Sub Cat - sub-category grading in accordance with BS 5837:2012

- 1- Mainly arboricultural qualities
- 2- Mainly landscape qualities
- 3- Mainly cultural values including conservation

Root Protection Area radius- measured in metres from the centre of the tree stem

2.4 Presentation of the Data Collected

- Data collected regarding individual trees and groups of trees are presented in the Tree Schedule table in Appendix 1 and presented on the Tree Constraints Plan (Drawing Number 210520-SME-TCP-Rev A-NB&AM) (appendix 2)
- The trees were assessed and categorised in accordance with BS5837:2012 Trees in Relation to Construction – Recommendations.
- All other relevant data are presented within the main body of this report.
- Trees have been allocated an individual tree number. This tree number is used to identify individual trees and/or groups of trees throughout this report, within the Tree Schedule and Tree Constraints Plan presented in the appendices of this report.

3.0 Report Limitations

- 3.1 Trees are living, dynamic organisms that can be affected by external conditions. It is therefore not possible to state with any certainty that a tree is safe.
- 3.2 No internal decay devices, or other invasive tools to assess tree condition, were used. No soil excavation or root inspection was undertaken.
- 3.3 This report has not considered the effect that trees or vegetation may have on the structural integrity of adjacent buildings or structures.
- 3.4 The survey contained within this report is not a tree safety inspection. It has been carried out to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations contained within the tree schedule sheets (appendix 1). A full assessment of the levels of risk posed by trees would be informed by considering site use together with hazards present within the aerial parts of a tree(s). Changes in site use are likely to

occur during, and result from, the proposed development. In the light of these changes, regular tree risk assessments are advised.

- 3.5 Tree condition can change rapidly, the recommendations contained within this report are based on the condition of the tree at the time they were inspected.
- 3.6 While this appraisal is not a tree risk assessment it nonetheless considers observed structural defects of the inspected trees to inform conclusions about their retentive worth.

4.0 Legal duty

- 4.1 It is the responsibility of the tree owner to ensure that their tree(s) is in a safe and stable condition, including the effects of root activity, through duty of care in the *Occupiers Liability Act (1957 & 1984)*.
- 4.2 The Wildlife and Countryside Act, 1981 makes it an offence to disturb a nesting bird or recklessly endanger a bat or its roost. Professional advice should be sought, where relevant, before undertaking any recommended works.
- 4.3 Following recent tree removal on the site a Provisional Tree Preservation Order has been issued covering T01, T02, T03, T04, T05, T06, T07, T08 and G09 as identified in this survey report.

5.0 Tree Assessment and Site (to be read in conjunction with the survey sheets)

- 5.1 The site is roughly triangular with Bracelands Road extending along the southern boundary, and residential dwellings to the south, east and west. The majority of the existing trees are growing around the boundaries of the site.
- 5.2 At the time of our initial site visit there a linear group of mature Pine trees along the southern boundary with over extended branches growing over Bracelands road. These trees were found to be in a poor structural condition due to the density of planting and competition from neighbouring trees resulting the trees forming asymmetric canopies. Since our initial site visit the majority of the Pine trees have been removed.

- 5.3 On initial inspection it was found that the Pine trees had major deadwood, snapped branches and extensive Ivy growth throughout the canopies of the trees. It is considered that the over-extended branches over Bracelands, the major dead wood and hung up, snapped branches pose a health and safety threat to people using the public highway. It is recommended that the deadwood and snapped branches are removed and the overhanging branches cut back to reduce the overhang across the road.
- 5.4 Following the recent tree removal on the site, the remaining trees are now exposed to wind patterns they are not accustomed too. There are concerns that this may lead to wind throw or branch failure in any high winds. It is considered that the canopies of the remaining Pine trees should be reduced in size to minimise the wind resistance of the trees. As the trees are now covered by a Tree Preservation Order, written consent will be required from Stroud District Council prior to the commencement of any tree works.
- 5.5 Under the Tree Preservation Order legislation the removal of deadwood and dead trees is exempt from the requirement to obtain prior written consent from the local planning authority (LPA). It is however recommended to give the LPA five days notice, in writing, prior to the commencement of these works.
- 5.6 Growing along the eastern boundary is a single Beech tree (T22) and a group of Beech trees (G24). It would appear that G24 are the remnants of a Beech hedge which have been allowed to grow on to form full sized trees. This has led to suppressed asymmetric canopies with over-extended branched growing westward into the site. The eastern side of both T22 and G24 canopies have been previously cut back to reduce overhang branches over the garden of the neighbouring property.
- 5.7 Fifteen trees and two groups of trees. Of the trees surveyed one tree and one group of trees were categorized **B**, the remaining trees were categorized **C**. The trees were assessed and graded in accordance with the Cascading Chart of Tree Quality Assessment contained within BS5837:2012.

6.0 Arboricultural Constraints

- 6.1 Trees have a widely spreading, shallow root system. In most cases the majority of tree roots are within the top 600 mm of soil and can be expected to extend beyond the outer edge of the canopy. Roots can therefore be easily damaged by construction activity.
- 6.2 Constraints on the design of any potential development are presented in the tree schedules (appendix 1) and the Tree Constraints Plan (appendix 2).
- 6.3 The Tree Constraints Plan (TCP), (appendix 2), shows the Root Protection Areas (RPAs) for the individual trees identified in the tree schedule tables. This represents the minimum area in m² which ideally, should be left undisturbed around each tree were it to be retained. The TCP also shows a representation of the crown spread of each tree measured in four cardinal directions. The RPA has been calculated in accordance with Section 4.6 of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

7.0 Development Assessment

The Root Protection Areas (RPAs) of the remaining trees along the southern and eastern boundary extend across a large section of the southeast area of the site. It is considered that the construction of any new access should be positioned outside the calculated Root Protection Area of the remaining trees. Any new access which extends through the Root Protection Areas would need to be no-dig construction where it extends through the RPAs.

- 7.1 The remaining Pine trees growing along the southern boundary of the site would shade the south-east extents of the site for a large amount of the year. It would therefore not be acceptable to construct a dwelling completely within the shadow arc of the trees due to excessive shading of the new building and gardens. It is considered that a shading plan should be compiled, in accordance with BS5837:2012 to allow assessment of potential shading at the design stage.
- 7.2 Any construction within the Root Protection Area of the trees would need to be undertaken using specialist construction measures such as pile and beam foundations, no dig surfacing to reduce any potential impact on the rooting area of the trees.

- 7.3 Following the recent tree removal it is recommended that remedial works should be undertaken to remove deadwood and snapped branches and reduce the canopies of the remaining Pine trees to minimise the chance of branch failure or wind throw of the trees.
- 7.4 There are similar issues as those previously stated with regards T07 and G09. Where the Root Protection Areas extend into the site, specialist construction measures such as pile and beam foundations, no dig surfacing will be required to reduce any potential impact on the rooting area of the trees.
- 7.5 The trees are growing along the eastern boundary of the site, subsequently any shading will not be as severe and that caused by the trees along the southern boundary but should be considered at the design stage. It is considered that a shading plan should be compiled, in accordance with BS5837:2012 to allow assessment of potential shading.
- 7.6 Remedial works will need to be undertaken to remove deadwood and snapped branches to make the trees safe.

8.0 Contact Details

8.1 Arboricultural Consultant

[REDACTED]

Silverback Arboricultural Consultancy

[REDACTED]

7.2 Local Authority Tree Officer

Mark Hemming

Tree Officer

Stroud District Council

North Somerset Council

E-mail: mark.hemming@stroud.gov.uk

8.0 References

Mattheck, C. and Breloer, H. (1995). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees **4**. HMSO, London.

British Standard 5837:2012 - Trees in relation to design, demolition and construction – Recommendations. British Standards Institution, London

British Standard 3998:2010 - Tree Work Recommendations. British Standards Institution, London

9.0 Appendices

- Tree schedule sheets
- Tree constraints plan

██████████ *ArborA, Tech Cert.Arbor.A*

Principal Consultant

Silverback Arboricultural Consultancy

1st March 2021

Revised 20th May 2021

Arboricultural Survey St Mary's, Eastcombe, Stroud

Tree Number	Common name	Botanical name	Height (m)	Number of stems	Calculated stem diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Life Stage	Structural Condition	Physiological Condition	Observations	Preliminary Recommendations	Remaining contribution (yrs)	BS Category	Root Protection Area Radius (m) Area m2
						N	E	S	W									
T01	Wild Cherry	Prunus avium	6	2	305	3	3	3	3	2	Early Mature	Fair	Fair	Growing in boundary hedge Twin stemmed from base Previously crown reduced Ivy growing up main stem	No action required at the time of inspection.	20-40 Years	C2	Radius: 3.7m. Area: 43 sq m.
T02	Scots Pine	Pinus sylvestris	14	1	900#	8	4	8	3	6	Mature	Poor	Good	Suppressed by neighbouring trees Asymmetric crown Major deadwood in canopy Over extended branches across road Prolific ivy throughout canopy	Remove dead wood (major greater than 25mm). Reduce overhanging branches across road Sever ivy at base.	20-40 Years	C2	Radius: 10.8m. Area: 366 sq m.
T03	Scots Pine	Pinus sylvestris	14	1	570#	8	3	2	1	4	Mature	Poor	Good	Suppressed by neighbouring trees Asymmetric crown Major deadwood in canopy Over extended branches across road Prolific ivy throughout canopy	Remove dead wood (major greater than 25mm). Reduce overhanging branches across road Sever ivy at base.	20-40 Years	C2	Radius: 6.8m. Area: 145 sq m.
T04	Common Ash	Fraxinus excelsior	10	1	390#	5	3	4	4	2	Mature	Fair	Poor	Suppressed by neighbouring trees Asymmetric crown Major deadwood in canopy Dieback throughout canopy Probable Ash Dieback Disease	Remove dead wood (major greater than 25mm).	<10 years	C2	Radius: 4.7m. Area: 69 sq m.
T05	Scots Pine	Pinus sylvestris	12	1	490#	5	2	3	2	4	Mature	Poor	Good	Suppressed by neighbouring trees Asymmetric crown Major deadwood in canopy Over extended branches across road Prolific ivy throughout canopy	Remove dead wood (major greater than 25mm). Reduce overhanging branches across road Sever ivy at base.	20-40 Years	C2	Radius: 5.9m. Area: 109 sq m.
T06	Scots Pine	Pinus sylvestris	12	1	810#	4	2	8	2	4	Mature	Poor	Good	Suppressed by neighbouring trees Asymmetric crown Major deadwood in canopy Over extended branches across road Prolific ivy throughout canopy	Remove dead wood (major greater than 25mm). Reduce overhanging branches across road Sever ivy at base.	20-40 Years	C2	Radius: 9.7m. Area: 296 sq m.

Arboricultural Survey St Mary's, Eastcombe, Stroud

Agenda Item 4.2 Appendix 2

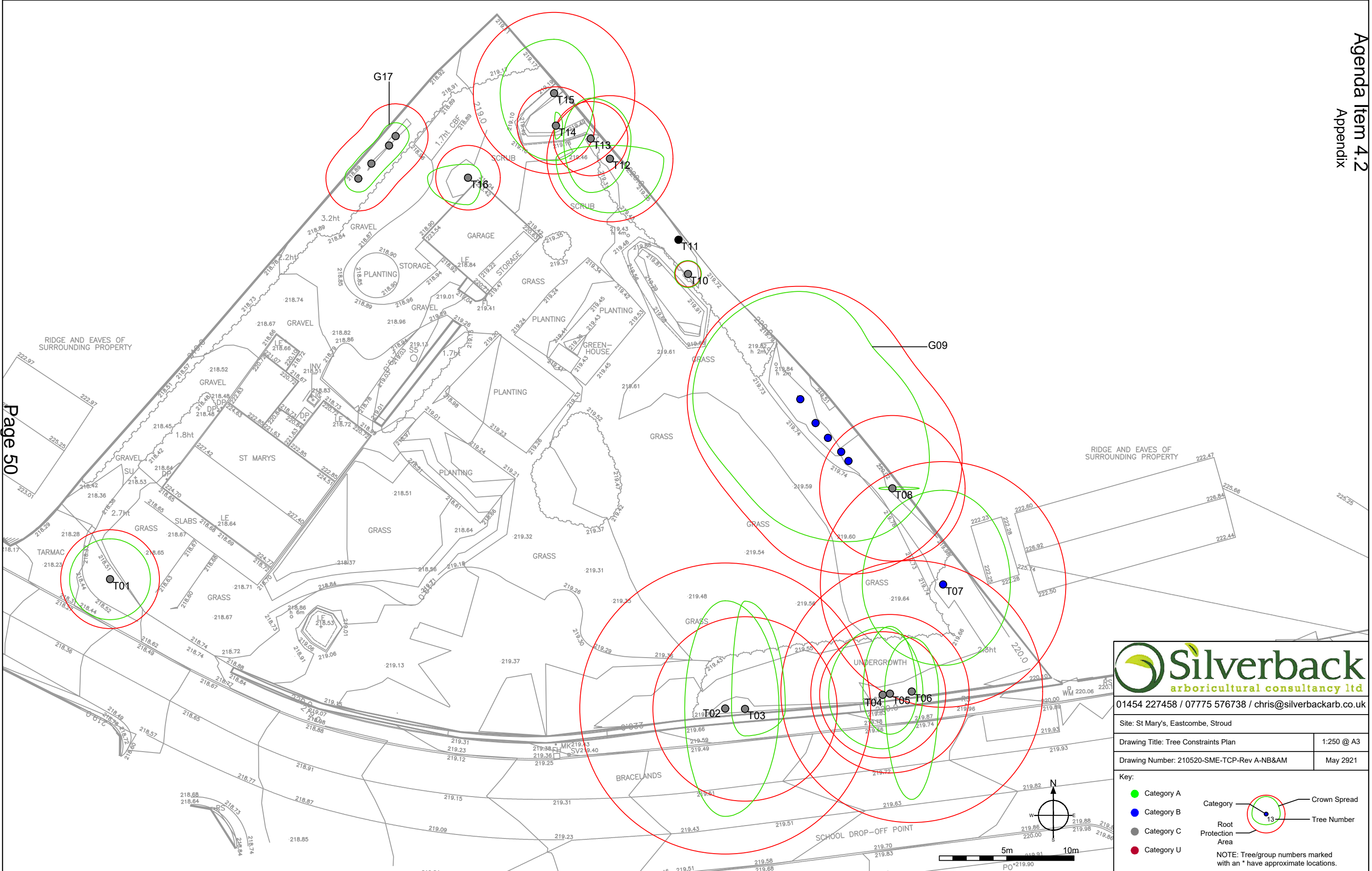
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Tree Number	Common name	Botanical name	Height (m)	Number of stems	Calculated stem diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Life Stage	Structural Condition	Physiological Condition	Observations	Preliminary Recommendations	Remaining contribution (yrs)	BS Category	Root Protection Area Radius (m) Area (sq m)
						N	E	S	W									
T07	Common Beech	Fagus sylvatica	12	1	760#	7	5	6	6	4	Mature	Fair	Good	Previously crown reduced Ivy growing up main stem	No action required at the time of inspection.	20-40 Years	B2	Radius: 9.4m. Area: 260 sq m.
T08	Common Hawthorn	Crataegus monogyna	8	1	450	0	2	0	1	5	Mature	Fair	Fair	Totally suppressed by neighbouring trees Asymmetric crown	No action required at the time of inspection.	20+ Years	C2	Radius: 5.4m. Area: 92 sq m.
G09	Common Beech	Fagus sylvatica	14	1	700#	8	6	6	8	3	Mature	Fair	Good	Linear group of 5x Beech 1x Sycamore growing to form single canopy Suppressed by neighbouring trees Asymmetric crown Major deadwood in canopy Prolific ivy throughout canopy Ivy growing up main stem	Remove dead wood (major greater than 25mm). Sever ivy at base.	20-40 Years	B2	Radius: 8.4m. Area: 222 sq m.
T10	Hazel	Corylus avellana	2	1	80	1	1	1	1	0	Early Mature	Fair	Fair	Multi- stemmed from base Previously coppiced	No action required at the time of inspection.	20-40 Years	C2	Radius: 1.0m. Area: 3 sq m.
T11	Not identified	Not identified		1	#	#	#	#	#	#	#	Dead	Dead	Fallen dead tree covered in ivy	No action required at the time of inspection.	<10 years	U	None - no Retention Category specified.
T12	Common Beech	Fagus sylvatica	8	1	390	1	4	4	4	2	Mature	Fair	Good	Growing in linear group along boundary Suppressed by neighbouring trees Asymmetric crown	No action required at the time of inspection.	20-40 Years	C2	Radius: 4.7m. Area: 69 sq m.
T13	Common Beech	Fagus sylvatica	8	1	230	3	3	4	2	2	Mature	Fair	Good	Growing in linear group along boundary Suppressed by neighbouring trees Asymmetric crown	No action required at the time of inspection.	20-40 Years	C2	Radius: 2.8m. Area: 25 sq m.

Arboricultural Survey St Mary's, Eastcombe, Stroud

Tree Number	Common name	Botanical name	Height (m)	Number of stems	Calculated stem diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Life Stage	Structural Condition	Physiological Condition	Observations	Preliminary Recommendations	Remaining contribution (yrs)	BS Category	Root Protection Area Radius (m) Area m2
						N	E	S	W									
T14	Common Hawthorn	<i>Crataegus monogyna</i>	6	1	240	1	0.5	1	0	2	Early Mature	Fair	Fair	Suppressed by neighbouring trees Asymmetric crown Ivy growing up main stem	No action required at the time of inspection.	20+ Years	C2	Radius: 2.9m. Area: 26 sq m.
T15	Common Beech	<i>Fagus sylvatica</i>	9	1	500	4	3	5	4	2	Mature	Fair	Good	Growing in linear group along boundary Suppressed by neighbouring trees Asymmetric crown	No action required at the time of inspection.	20-40 Years	C2	Radius: 6.0m. Area: 113 sq m.
T16	Laurel Cherry	<i>Prunus laurocerasus</i>	6	1	200	1	1	2	3	0	Mature	Fair	Good	Growing against side of stone building Suppressed by neighbouring trees Asymmetric crown	No action required at the time of inspection.	20-40 Years	C2	Radius: 2.4m. Area: 18 sq m.
G17	Laurel Cherry	<i>Prunus laurocerasus</i>	4	1	200	1	1	1	1	0	Mature	Fair	Good	Linear group forming screen along boundary	No action required at the time of inspection.	20-40 Years	C2	Radius: 2.4m. Area: 18 sq m.

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01454 227458 / 07775 576738 / chris@silverbackarb.co.uk

Site: St Mary's, Eastcombe, Stroud

Drawing Title: Tree Constraints Plan	1:250 @ A3
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Drawing Number: 210520-SME-TCP-Rev A-NB&AM	May 2921
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Key:

- Category A
- Category B
- Category C
- Category U

13 — Crown Spread
13 — Tree Number
13 — Root Protection Area

NOTE: Tree/group numbers marked with an * have approximate locations.



14th May 2021

St Marys, Eastcombe, Stroud. - New Tree Preservation Order TPO 580

Direct neighbour comments:



1 Bracelands, Eastcombe, GL6 7DX – Directly to right of the site.

I OBJECT to the TPO application being approved for the following reasons:

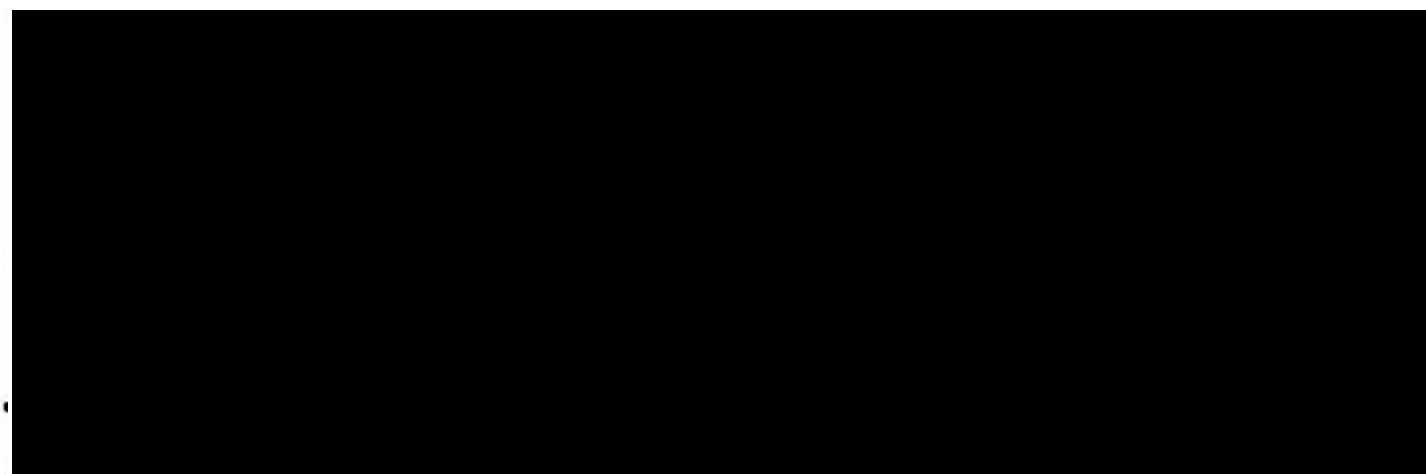
- Loss of light in my rear garden which is now shaded by the size of these Beech and Pine trees. I struggle to grow plants as the light is so low.
- The trees shed leaves and create a mess in my rear garden which I always must clean up. My grass is full of moss.
- I am concerned that these large trees will cause structural issues to my property and garage. My garage already has cracks due to the boundary tree.
- Trees are overbearing and I would like to see them removed and replaced with some more manageable planting.

Since some of the Pine trees fronting the site have been removed, I have gained more light in my garden, I would like to see some smaller planting and would also like a input on what type of trees will be replaced on the boundary.



22 Bracelands, Eastcombe, GL6 7DS – Directly rear/right to the site.

- Gets much more light in my greenhouse and would like the other large trees replaced by some smaller trees which would not affect my garden.
- The mess these trees make is unacceptable and would like less mess coming from the trees.
- Would like to see a mix of new planting that is manageable.



[REDACTED]

24 Bracelands, Eastcombe, GL6 7DS – Directly rear/left to the site.

- Not happy with loss of light and the mess these large trees create, generally supports any removal of the large trees and replacement with smaller less messy planting. Would like an input on what is to be planted on the rear boundary.

[REDACTED]

[REDACTED]

– school caretakers

Manor school lodge, Eastcombe, GL6 7DY – Directly opposite the site.

- Have had large branches falling into road and being near the school is considered dangerous.
- Continually clearing up out the front of the school.
- The debris from these large trees continually blocks the drains.
- We would like to see some new planting somewhat more manageable to what is currently on the site.

[REDACTED]

>

Subject: RE: St Marys, Eastcombe

Importance: High

Good Morning Mark

I am somewhat surprised to find out that a new TPO has been approved on this site only yesterday for the remaining trees. I am confused as per your last comments in this below email chain regarding this site were that the site is not in a conservation area and the trees were not subject to any TPO's? I was led to believe you had no interest in allowing a TPO to be made on this site. I know there is a local Parish member that seems to have become very frustrated since we had removed some of the Pine trees fronting the site, I would imagine she had been on to you which may have led this TPO to be issued. On the day that the first Pine trees were removed many of the locals were happy that the trees were being removed and only two people approached us displaying that they were not happy with us removing them, one of which being the Parish councillor who was rude to some of my contractors. We had spoken to over 30 people on the day and most of which were concerned of the safety of these trees overhanging the road outside a school and were happy that something was now being done.

GTB Homes is planning a small new development of two further detached new homes on this site, within the new site design we are planning to introduce a full new planting scheme and Corylus have been instructed as the landscape designers, our instructions to them will be to replicate the trees fronting the site with better quality trees that will have a longer length of life. With this in mind, GTB Homes had planned to remove the remaining Pine trees and Beech trees on the site which I would have already done so on the last fell of the Pine trees but there were crows nesting in the remaining trees, I have been pressured by the neighbouring owner of 1 Bracelands to remove the Beech trees as they are causing a nuisance to him and now shading his whole property causing loss of light, I have also been advised that the Pine trees may now be subject to wind damage and may become a danger to the public now they stand alone, the Pine trees are of low value trees and have limited useful life expectancy. The Pine trees are overhanging the road heavily and unfortunately have not been maintained or managed within their lifetime hence our plans to remove and replant.

Currently the existing pavement is not even wide enough for a pushchair and certainly could not pass another pedestrian safely, so we also plan to make the pavement the correct width to maintain the road safety of the pedestrians and with this in mind the remaining front Pine trees will be fouling the area where the new pavement and wall will be situated, giving us another reason to remove and replant the remaining trees.

To recap our proposals for this site will be to maintain safety and introduce a quality re-planting scheme replacing what we have taken out as well as to provide two new quality family homes.

Please could you explain what your intentions with the TPO order are? Is it because you would like to secure a replacement planting scheme? or would you really like to see the current trees retained? I would be happy for you to recommend any replanting you may wish, and I can include this in my proposals.

If you have any comments, I would be very grateful to hear from you as I would like to know how you would like us to proceed.

If you would prefer to call me to chat through the options, I would like to hear your views on this matter. Jerry

Kind Regards

[Redacted] | Director

GTB Homes Limited | Dunstalls Farm, Arlingham Road, Saul, Gloucester, GL2 7JE

Agenda Item 4.2

Appendix

Subject: FW: St Mary's TPOs
Switch-MessageId: 21c93b81db0a472f870b8737295f25dc

From: [REDACTED]
Sent: 25 May 2021 09:37
To: Hemming, Mark <Mark.Hemming@stroud.gov.uk>
Cc: [REDACTED]
Subject: St Mary's TPOs

Hi,

Thanks for this.

I was shocked recently to find that almost all of the trees on this site had been cleared leaving only a few on part of the frontage. I tried to find a planning application but couldn't see one except for an extension to St Mary's itself. Looking at an aerial photo I could see that this had been one of the few remaining areas with trees in this part of Eastcombe. Any development on the site should have been considered in the context of the trees that were present, with a view to retaining as many as possible. I don't know the history of the site but it seemed to me that a developer had taken pre-emptive action and cleared the site before anyone could object.

I would certainly strongly support the TPOs on the remaining trees on the site, and I'd be grateful if SDC could take this email as one of formal support for the TPOs.

Best wishes

[REDACTED]
The Haven
Bussage
GL6 8AX

Subject: FW: Trees at St Marys
Switch-MessageId: 5507969554d44e74bcb5745dd941e56d

From: [REDACTED]
Sent: 25 May 2021 10:07
To: Hemming, Mark <Mark.Hemming@stroud.gov.uk>
Subject: Trees at St Marys

Hi I am writing to you about the trees at St Mary's opposite Thomas Keble in Eastcombe.

From what I understand the developer and owner have applied to fell these trees. I do not understand how in this day and age, given the immense crisis we face and the many sincere efforts by SDC and parishes in the area to plant more trees and affect carbon emissions, can such an action be justified. It would be hypocritical of the Council/s if this would be permitted. I surely don't need to remind the experts that old trees such as these not only absorb more carbon than newly planted young ones, but also greatly contribute to the local ecosystem by supporting insect and animal populations. That they are part of a older ecosystem, a family of trees that communicate with and support each other, and the felling of some will affect the rest of them (as has now been scientifically proven). In addition to that there is of course the amenity that these trees provide to humans, clean air and so much more!
Please protect the trees in our area.

Sincerely

[REDACTED]

[REDACTED]
Global Campaign Strategy
Earth Protectors Communities
Director Earth Community Trust

[REDACTED]

Earth Protector Communities is the main initiative of UK charity Earth Community Trust, to build regenerative and resilient communities in harmony with the Earth. Inspired by the charity's founder the late Polly Higgins.

UK registered charity no: 1143660.



Dear Mark,

I am writing to support the permanent provision of TPO's on the 5 trees, currently only protected by provisional TPO's, on the site called St.Mary's in Eastcombe.

Agenda Item 4.2

Appendix

It was distressing to see many fine and healthy trees felled a month or so ago. I was witness to the felling and could not prevent the contractors from continuing their work. It was particular galling because the Parish Council had submitted an application for TPO's much earlier in the year.

The five remaining trees are fine large, mature trees, beautiful in their own right, supportive of biodiversity, and contributing to the landscape aesthetic of Eastcombe and its skyline. I cannot understand the developer's appeal against these TPO's since there is ample room on the site for development. I would be concerned that if they are not protected they will either be felled or their roots constrained to such an extent by building work that their health is severely compromised.

Furthermore Bisley with Lypiatt Parish Council promotes tree protection as part of its policy to help mitigate against Climate Change. As global and local temperatures increase people will see the protection and the health and wellbeing that trees *give to us*.

I am keen to support the protection of these trees and trust that the District will see the value of this by granting permanent TPO's.

Best regards

[Redacted]

[Redacted]

Tree Warden
Bisley with Lypiatt Parish Council, Bisley Ward
T 01452770018
M 07760258160