

## PLANNING COMMITTEE – 7TH AUGUST 2013

**SUBJECT: SITE VISIT - CODE NO. 13/0341/TCA - FELL LONDON PLANE TREE AND TREAT STUMP TO PREVENT REGROWTH, LAND ADJACENT TO 1 TYN-Y-GRAIG TERRACE, LLANBRADACH, CAERPHELLY, CF83 3LT**

**REPORT BY: ACTING DEPUTY CHIEF EXECUTIVE**

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PRESENT:

Councillor D.G. Carter – Chairman  
Councillor W. David – Vice Chairman

Councillors M. Adams, R. Gough, C. Mann and Mrs J. Summers.

1. Apologies for absence were received from Councillors J. Bevan and N. George
2. The Planning Committee deferred consideration of this application on 10th July 2013 for a site visit. Members and Officers met on site on Monday, 29th July 2013.
3. Details of the application to fell the London Plane tree and treat stump to prevent regrowth, land adjacent to 1 Tyn-y-Graig Terrace, Llanbradach, Caerphilly, CF83 3LT were noted.
4. Those present viewed the site and examined the Officer's report in order to fully appreciate the proposals.
5. Members were asked to note that the tree was located within the pavement to the southern boundary of Tyn-y-Graig Terrace with its base approximately 300m away from a stone outbuilding. The surrounding area is predominately residential and within a conservation area.
6. Members raised concerns in relation to the loss of the tree within a conservation area, which added to the character and appearance of the local street scene, the tree is in good health and could live for another 150 years enhancing the visual amenity of the area. Concerns were expressed with regard to the impact that removing the tree and then treating the remaining stump would have as the root system deteriorated and shrank back and also felt that an ivy plant that had previously covered the whole building had caused much of the damage.
7. Officers acknowledged the trees aesthetic value but confirmed that it was causing damage to the stability of an adjacent outbuilding and to retain it would result in significant costs to the Council. Officer's clarified that although the ivy would have caused damage to the mortar of the building, it would not have caused its structural instabilities and this opinion had been upheld by the Arboriculturalist's report of his investigations at the site. In terms of the stump treatment and its impact on the root system, this would degrade extremely slowly over a number of years and as such any damage would be minor when compared to the level of damage that would be caused if left in situ. Under these circumstances, Officers felt that it would not be expedient to make a Tree Preservation Order.

8. Local Ward Members felt that alternative restoration options should be considered in order to secure the stability of the outbuilding and that the situation be monitored over the next six to twelve months before making a decision to remove the tree.
9. Officers confirmed there were no statutory objections, and following advertisement to 3 neighbouring properties and a site notice being posted, no responses had been received.
10. The planning report concluded that having given due regard to relevant planning policy and the comments from consultees, that the tree should not be protect by a Tree Preservation Order.
11. A copy of the report submitted to the Planning Committee on 10th July 2013 is attached. Members are now invited to determine the application.

Author: E. Sullivan, Committee Services Officer, Ext. 4420  
Consultees: T. Stephens, Development Control Manager  
J. Rogers, Principal Solicitor  
M. Noakes, Senior Engineer (Highway Development Control)  
T. Pearce, Senior Planner  
P. Harris, Senior Arboricultural Officer

Appendices:  
Appendix 1 Report submitted to Planning Committee on 10th July 2013