Discharge Condition 7

of Planning Consent: PA20/00759 for replacement dwelling

Location : Kilten Cottage, Road from Wheal Sperris Villa, to North of Hugus Farm, Hugus, Truro TR3 6EQ

Please refer to the Tree Survey carried out on 2nd March 2020 by M. Noon, BSc (Hons) Landscape Design, Lantra Professional Tree Surveyor in accordance with BS5837: 2012 Guidance, which accompanied the original planning application.

Surveyor : M. Noon, BSc (Hons) Landscape Design, Lantra Professional Tree Surveyor. Discharge of conditions dated 23rd May 2021

INTRODUCTION

The original tree survey was undertaken in order to support planning application PA20/00759/ PP-08457449 for a proposed replacement dwelling at Kilten Cottage, Hugus, Truro, Cornwall TR3 6EQ. The survey was undertaken in accordance with BS5837: 2012 : 2005; Trees in Relation to Construction, on 2nd March 2020.

Planning Permission was approved on 24th June 2020

As the site is within the World Heritage Site and in accordance with the aims and intentions of Policies 2, 12, 23 and 24 of the Cornwall Local Plan Strategic Policies 2010 – 2030 together with paragraphs 127, 170 and 192 of the National Planning Policy Framework 2019, the appropriate tree protection methods will be adhered to as outlined below.

OVERVIEW

As identified in the original tree survey, two trees T13 and T20 will be affected by the construction of the new dwelling. Trees T13 and T20 will be removed from site. The wooded area to the north of the dwelling site will be fenced off and left undisturbed. 20 new trees will be planted to the west of the site prior to any construction works taking place (10 x Quercus Petrea and 10 x Betula Pendula).

TREE PROTECTION SCHEME

There is an existing residential dwelling on site which is situated next to a small garden area. The area outside of this to the north is a wooded site which will be left undisturbed. This area will fenced to ensure access is prevented and subsequently reduce the contamination pathway risk and make it a construction exclusion zone. The fencing will be fit for purpose and be in accordance BS5837:2005 – See Appendix A. which shows the positioning of this fencing – identified in purple.

TREE PLANTING SCHEME

Following the site visit by the Tree Officer a revised block plan was submitted on the 7th May 20 which led to movement of the dwelling away from the main treed area. The new building position will require incursions into the Root Protection Area of 2 Trees T13 Birch and T20 Beech. Due to the costly nature of putting specialist piled engineering foundations in place, the removal of Trees T13 Birch and T20 Beech will undertaken prior to the concrete slab foundations being laid in this specific area.

The owners of the property have agreed that in order to mitigate the removal of the T13 Birch and T20 Beech trees, that they are willing to plant new trees prior to the commencement of any construction works on site. 10 x Quercus Petrea and 10 x Betula Pendula to be planted on land owned by the applicant to the west of the site. – see Appendix A which shows position of where the new trees will be planted – identified in purple.

Please note this option has already been discussed on site with James Gregory the Tree Officer during his visit. He confirmed that this would be an acceptable mitigation strategy due to the fact that there are a number of trees on site already that have been planted by the owners and that the proposed dwelling has been relocated away from all other trees on site.

As stated in the Council's Forestry Officer "The re-siting of the dwelling to the position of the existing chalet has meant that a larger proportion of the existing trees have been retained and following an assessment of the scheme on site by the Councils Forestry Officer, the proposal is considered acceptable in arboricultural terms subject to any consent including a specific planning condition to cover foundation methodology and tree protection issues.

FOUNDATION METHODOLOGY

The new property will be constructed using a concrete slab type of foundation in accordance with the applicable Building Regulations for domestic dwellings and be suitable for the soil type on site. Due to the extensive costs of using piled foundations these is not considered to be a viable option and trees T13 and T20 will be removed before the foundations are constructed within the area where these trees are situated.

APPENDIX B. – Tree Survey Data – Collected at Kilten Cottage, Truro. TR3 6EQ – already submitted with original Planning Application

ID	Species	Height	DBH	Lowest branch height	Canopy				Age class	Condition / comments	Category	RPA m2	Recommendations
					N	S	E	W					
1	copper beech, *Fagus Sylvatica Atropurpurea*	13	25	2	3	4	2	3	EM	some pruning wounds forked halfway up trunk	B	36	
2	birch, *Betula Pendul*a	18	30	3	3	4	2	4	EM	ivy, damaged limb hanging and forked at 3 metres	B	39	
3	ash, *Fraxinnus Excelsior*	10	20	3	3	4	1	3	Y	ivy and fork at 3 metres	B	30	
4	sycamore, *Acer Pseudoplatanus*	11	25	2	4	3	4	4	EM	ivy, die back of lower limbs and fork at 3.5 metres with occluded bark. Pruning scars with rot into trunk. Suckering at base suggesting mechanical damage in the past	C	49	Fell. In footprint of proposed dwelling. Poor example of species and there are many good specimens in the locale Trunk base exhibiting stress suckering
5	pine, *Pinus Sylvestris*	24	35	4	3	4	5	4	M	mechanical root damage otherwise healthy	B	60	
6	beech, *Fagus Sylvatica*	8	10	2.5	2	2	2	2	Y	Healthy	B	14	fell and replant substitute native species
7	eucalyptus, *Eucalyptus spp*	22	40	1.5	5	6	7	4	M	die back throughout canopy, mechanically damaged limbs, heavy pruning, fork at 1.5 metres with occluded bark, ivy, cavity at base, exposed heartwood at base, suspect fungal infection	R	NA	Fell due to basal rot, crown die back and structurally unsafe
8	birch, *Betula Pendul*a	14	14	3	5	1	0	3	Y	poor shaded to the se	C	20	Fell poor specimen replant substitute native species in
9	copper beech, *Fagus Sylvatica Atropurpurea*	10	12	2	3	4	1	2	Y	forked at 2 metres, canker in canopy, ivy	R	NA	Fell advanced fungal disease
10	copper beech, *Fagus Sylvatica Atropurpurea*	14	15	0.5	3	4	3	1	Y	fork at 0.4 metres with occluded bark, ivy, shaded	C	28	Fell poor specimen replant substitute native species in
11	birch, *Betula Pendul*a	15	25	2	5	3	4	3	M	forked at 0.8 metres with occluded bark, mature ivy, overhanging power lines, infected with suspected Taphrina betulina	R	NA	Felled due to structurally weak with occluded bark low down in the main two stems, Also fungal infection

12	oak, *Quercus Petrea*	14	30	4	3	5	3	5	EM	22 degree lean to the west. Healthy and will benefit from removal of eucalyptus	C	64
13	birch, *Betula Pendul*a	12	40	1	4	6	5	3	M	3-way fork at 1 metre, occluded bark, ivy,	B	81
14	hazel, *Corylus Avellana*	5	12	0.5	2	2	3	3	EM	multi stemmed, ivy	C	23
15	birch, *Betula Pendul*a	8	13	0.5	3	3	3	1	EM	ivy, multi-stemmed has been coppiced	C	20
16	sycamore, *Acer Pseudoplatanus*	7	Na	0.5	2	2	2	2	Y	defensive growth abnormalities in trunk, major pruning damage, has been coppiced	C	16
17	leylandii, *Cupressocyparis X Leylandii*	9	20	1.5	2	2	2	2	M	Heavy ivy, 20 degree lean to the east	C	9
18	sycamore, *Acer Pseudoplatanus*	10	10	nq	1	1	1	1	Y	multi stemmed (8 stems), ivy, has grown through phone lines	C	4
19	hazel, *Corylus Avellana*	5	15						EM		C	0
20	beech, *Fagus Sylvatica*	12	25	5	3	3	3	3	Y	Healthy	B	25

APPENDIX C. TREE CLASSIFICATION

Tree classification as per BS5837:2005 (used as the basis for categorisation of trees in this report.

TREES FOR REMOVAL				
Category and definition	**Criteria**			**Identification on plan**
Category R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	**Criteria — Subcategories**			**Identification on plan**
	1 Mainly arboricultural values	**2 Mainly landscape values**	**3 Mainly cultural values, including conservation**	
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
	NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.			