

1. Application under consideration:

Application No:	23/01586/TPO
Location:	The Cedars Old Hall Street Malpas SY14 8NG
Proposal:	Oak (T1) - Reduce the height of the dying stem to approx. 10m. Reduce height and spread of crown by approx. 2-3m to nearest suitable branch unions. Remove sucker branches from the lower stem of the tree. Remove dead branches from over Old Hall Street and Old Cedars.
Consultation Deadline Date	13 th June 2023

2. Executive summary: *(Delete which statements are not appropriate and add reasons.)*

1/ Malpas Parish Council supports this application because:

2/ Malpas Parish Council objects to this application after careful consideration of the observation given below.

3/ Malpas Parish Council would make the observations as documented below:

4/ If the Cheshire West Council Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included:

i/	
ii/	

3. Background Factors:

Open countryside		Within settlement boundary	X	Conservation area	X
Listed Building		Tree Preservation Order	X		
Relevant Neighbourhood Plan Policies	LC4				

4. Positive aspects of development

Potential benefits to the community	None identified
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5. Material considerations against development (visual, noise, pollution etc.)

Potential impact on neighbours	None identified
Potential impact on wider community	None Identified

6. Other relevant information for consideration

The Oak tree is afforded legal protection by Tree Preservation Order and as such the council would want to see the absolute minimum essential work taking place on it.

Paragraph 4.13 of the application Tree Assessment Report from MPTrees states:

The application suggests that the tree is at a potential risk of failure.

However Paragraph 4.13 of the application Tree Assessment Report from MPTrees states:

David Lonsdale in his book Principles of Tree Hazard and Management 1 notes in relation to Ganoderma australe,

“It may take a great many years before the decayed zone becomes dangerously large in relation to the extent of sound wood, **if ever**, since the tree can produce compensatory growth of extra wood on response to the increased flexure caused by the decay.”

He adds that “Some trees remain standing for many years while acting as hosts for these fungi, as shown by the considerable age of the perennial fruit bodies that they bear.”

The Oak tree has already had the crown reduced to the north and east, during the recent development of the Cedars, although it would appear that this has not been carried out to industry standards.

Paragraph 4.31 of the report also states “The Cedars was constructed in 2020 and it is likely that the root and possibly stem damage that led to infection by the Ganoderma fungus.

This statement does not give the Parish Council confidence in “tree specialists”

Our trees in the rural community of Malpas have been under pressure during in the last two – three years with many of its mature trees being removed and large amounts of pruning taking place without good safety reasoning. For that reason we would like the Tree Officer to pay a site visit.

In addition the two for one replacement policies in the Local Plan Part 2 and the Malpas and Overton Neighbourhood Plan has not been adhered to, hence we are seeing a significant decline in our green infrastructure.

These constant removals and heavy pruning is contrary to the drive to make the borough a “greener environment”, and the council would urge to Cheshire West Tree Team to be more sensitive and aware of the longer term consequences in its approach to approving TPO and CAT applications.

Malpas Parish Council like CW&C, has declared a climate emergency and would expect all proposals for new developments, extensions or alterations to recognise this, specifically by ensuring properties are at least carbon neutral, avoiding the use of fossil fuels and have facilities for the charging electric vehicles.

Signed: Clerk Malpas Parish Council

Dated: