



By Online Planning Register

Cambridge Past, Present & Future
Wandlebury Country Park
Cambridge CB22 3AE
Phone 01223 - 243830
www.cambridgeppf.org

15/02/2023

Dear Joanna

Response to 23/0119/TTPO: Remove (fell) to ground level and treat stumps to prevent regrowth of T1, T2 & T3, London Planes at St Matthews Centre Sturton Street Cambridge

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxtton Watermill.

Cambridge PPF object to the proposed works to these protected trees on the grounds of detrimental impact on the conservation area and insufficient information as requested in the previous reason for refusal.

The London Plane trees on Sturton Street and St Matthew's Piece, are protected by their location within a Conservation Area and by a Tree Preservation Order. They make a significant contribution to the Mill Road area of the Central Conservation Area, and this should be a material consideration in determining this application.

There is limited tree cover in this area of Cambridge. The Conservation Area Appraisal states that the area is principally made up of residential streets and identifies only three areas of open space with mature trees of which St Matthew's Piece is one.

Section 4.2 of the Conservation Area Appraisal identifies St Matthew's Piece as a significant area of well used open space and is described as retaining a large number of mature trees. In section 6 page 41 of the Appraisal, the care of the trees in St Matthew's Piece is identified as an issue to be taken into account in maintaining the special characteristics of the Conservation Area.

The avenue of trees along Sturton Street forms a fine canopy. To effectively kill 3 of the trees in this avenue would create an imbalance in the vista and upset the uniformity of this part of the conservation area.

Significant weight should be given to the contribution these trees make to the Conservation Area.

The previous application (22/0271/TTPO) was refused on the grounds of insufficient information including the lack of a detailed assessment of costs associated with engineered solutions.

The application is contrary to the Engineer's Addendum Technical Report (February 2022). The application is for felling to ground level and treating to prevent regrowth (i.e. killing). However, the Engineering report

recommends that the trees be reduced in height and pruned on a triennial cycle, allowing the properties to stabilise. If the Council accept that the trees are the main cause of the damage to the property, then permitting height reduction and pruning will be less damaging to the Conservation Area than killing the trees.

The application provides no details of alternative engineered solutions, other than one sentence in the Recommendation of the Technical Report giving the cost of partial underpinning of the property. No information has been provided on alternative solutions such as a root barrier as suggested in the 2022 decision notice.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer