

Planning Officer: Mr F Gardner
Planning Application Ref: EP/43/20/T
Location: Preston Hall, Timberley, The Street, East Preston, BN16 1HU
Description of works: Fell 1no. lime tree
Reasons Given: Root damage to property (garage entrance and concrete driveway)
Comments on Application:

T1 Lime / *Tilia sp.* Height: 15-20m Spread: 0-5m Age class: Mature

- The applicant has employed Philip Goacher Associates, Consultant Engineer (Civil & Structural) to assess the condition of their driveway, investigate cause of damage and provide a report with recommendations/options for repair/renewal.
- It seems likely based on ground conditions, structures and anecdotal evidence described in the above report – substantial interference with soil structure/tree roots will have occurred. Although outwardly this tree appears to be in a fine physiological state, conflict and damage between it and built structures introduced within influencing-distance was inevitable - we have now arrived at situation which could reasonably be deemed intolerable for the occupier(s).
- It is multi-stemmed and been subject to severe pruning involving the abrupt truncation of main stems and limb framework. One of three trees of similar age, size and pruning history that have grown-on with the characteristic vigour of their type and when in leaf present an attractive crown profile.
- It is prominent at the front of the property and can be seen from numerous residential dwellings and in part to highway users (footway and carriageway). As such, the tree has public amenity value.

Conclusions:

- The work proposed is justified on arboricultural grounds as the ongoing presence of T1 is not compatible with the continued use of garage extension and driveway restoration of any type.
- This is an unfortunate but necessary course of action. Although foreseeable, we must acknowledge the damage arising from the ongoing presence of the tree and sanction its removal – which can be mitigated with the planting of a suitable replacement tree in a more harmonious position on the plot.

Recommendations:

- I recommend APPROVAL subject to the following condition:

Condition to Be Applied to Approved Work: -

Once the tree (T1) has been felled (and either grubbed or ground out) then a replacement tree is to be planted outside the crown spread of nearby trees to aid establishment and to within 15metres.

This is to be of Standard Nursery Stock proportions (10-12cm girth & 2m to 3m overall height) supported on a 'short stake' system with appropriate securing ties and pads.

It is to be planted within 12 months of the removal of the lime tree (T1).

The species shall be selected from the following: -

Field maple *Acer campestre*

Hornbeam *Carpinus betulus*

Sweet Gum *Liquidambar styraciflua*

- **Reasons:** To accord with current industry guidelines and sound arboricultural practice in general.

Advisory:

- Should the applicant seek to undertake demolition of existing concrete driveway or construction within 12metres of any tree stem base or within calculated 'root protection area' (as defined by BS5837:2012 – Trees in relation to design, demolition and construction) – then they are strongly advised to employ the services of an Arboricultural Consultant to assess the viability of such a project and advise on how to avoid damage to the underlying soil structure/roots. Their advice should take the form of an Arboricultural Method Statement (AMS) and could be submitted to the Local Planning Authority's Tree Officer for approval or in support of a separate tree work application if it is anticipated that roots from protected trees would have to be pruned.

Mark Warwick

Tree Officer / Parks and Greenspace Team