

Delegated Report

Officer

Tom Little

Application Number(s)**Application Address****Proposal(s)****Recommendation(s):**

Approve works TPO

Application Type:

Application to carry out protected tree(s) TPO

Consultations**Adjoining Occupiers:**

No. notified

3

No. of responses

5

No. of objections

3**Summary of consultation responses:**

The objections and comments received in response to the consultation can be viewed in full online and are summarised below.

1. The tree provides visual amenity
2. It is a fine/rare specimen
3. The repairs should be covered by the insurer
4. The leaking drains are the cause and have attracted the roots
5. The drains should be repaired and the monitoring continued
6. The damage is minor and could be repaired
7. The level monitoring does not show shrinking and swelling of clay consistent with plant related seasonal movement.

CAAC/Local groups* comments:

*Please Specify

Assessment

The application alleges that the TPO lime tree is causing damage to the adjacent building.

The evidence submitted with the application includes evidence of severely desiccated clay soil beneath foundation level. Lab identification of Tilia (lime) roots beneath foundation level. Evidence of seasonal movement, downwards throughout the late summer, levelling off into the winter and swelling through late winter and into the spring. The direction of rotation is towards the lime tree. The severe desiccation of the soil and lack of any water strike indicates that it is unlikely that the leaking drains are a factor in the subsidence.

It is considered that the evidence is sufficient to demonstrate that, on the balance of probability, the tree a causative agent of the damage occurring in the property.

It is recommended that the application is approved.

It is recommended that a tree with lower water uptake such as an Amelanchier is required by condition to in some way ameliorate the lost visual amenity.