

Application Number : B28/2017/0062	Date Valid : 23/01/2017
Address : 2 Abbey Way, Barrow-in-Furness, Cumbria, LA14 1BP	Case Officer : Charles Wilton
Proposal : Application to fell T3* (Horse Chestnut) and T4 (Yew) subject of Tree Preservation Order 1998 no 4. * Made subject of a 5 day fell notice	
Ward : Hawcoat Ward	Parish : N/A
Applicant : Mr Daniel Greaves, 2 Abbey Way, Barrow-in-Furness.	Agent : Mr B Greaves, Greaves Tree Services, Dalton Road, Askam-In-Furness.
Statutory Date : 20/03/2017	Recommendation :

Relevant Policies and Guidance

No emerging or saved policies in relation to TPO applications

Summary of Main Issues

Non Material Considerations

Response to Publicity and Consultations

No neighbours listed as consulted

List of Neighbour Responses

The Occupier, 31 Cliffe Lane, Barrow

"My initial objections to this application are that the applicant has not submitted an Arboreal Report for the named trees nor a plan showing which trees they wish to fell. There is also no comments as to what type and size of tree these protected trees will be replaced with.

Horse Chestnut (Aesculus) trees are becoming an endangered tree due to disease spreading throughout the country and should be protected as much as possible.

Yew are Not generally recognised as being affected by Honey Fungus and further inspection should be made to determine the true cause of the problem (if in fact there is a problem)"

Organisations Consulted

No organisations listed as consulted.

List of Organisation Responses

No organisation responses recorded.

Officers Report

Site and Locality

The application site is a detached property on a modern housing estate developed on the site of two former Victorian Villas, Priors Lea and Monks Croft.

Proposal Details

Application to fell T3* (Horse Chestnut) and T4 (Yew) subject of Tree Preservation Order 1998 no 4.

* Replaced with a 5 day notice to fell on the basis the tree is dangerous and exempt from the need for consent. Received on Thursday 18th May.

Relevant History

No history revealed for this application

Relevant Policies and Guidance

National Guidance

Saved Policies

Emerging Policies

Key Planning Issues

The Council has commissioned specialist reports to advise on the merits of the application. In relation to the horse chestnut the report (appendix A) details the various defects with the tree which are likely to have arisen through root damage during the building of the estate. The report concludes that the tree's stability is compromised to the extent it could blow over. The conclusion is that the work is 'likely to be exempt'. On this basis it would appear unwise to threaten prosecution in relation to the intended felling. The Council can require the tree to be replaced.

In relation to the yew the report (appendix B). The report advises that the tree has suffered trauma, probably when the site was developed, and is in poor condition. Based on its poor appearance and limited life the report advises it is better replaced.

Conclusions

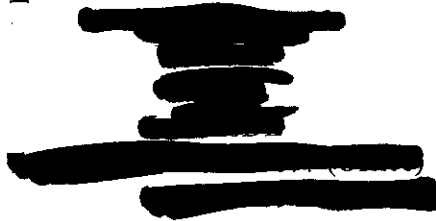
That the recommendations of the Council's consultant are accepted.

Recommendation

That the recommendations contained in the two reports from Treescapes Consultancy Ltd are accepted and that the consent to fell the yew is conditional on a replacement tree and the standard conditions to be worded by the planning manager.

Treescaping Consultancy Ltd.

Urgent



18 May 2017

To: Mr Charles Wilton
Barrow Borough Council
Town Hall
Duke Street
Barrow-in-Furness
LA14 2LD

Dear Charles

2 ABBEY WAY – APPLICATION TO FELL HORSE CHESTNUT (T3 IN TPO 4, 1998)

Thank you for asking me to inspect the horse chestnut tree protected as T3 in The Council of the Borough of Barrow-in-Furness (Monks Croft/Priors Lea, Barrow-in-Furness) Tree Preservation Order 1998, No. 4. I inspected the tree yesterday and following are my comments.

- The diameter of the tree's trunk is approximately 60.5cm. Ivy growing up the tree prevented a precise measurement.
- I estimate that the tree is between 15m and 20m high.
- There are active bleeding cankers around the base of the tree indicating that patches of bark have recently died.
- There are patches of exposed sapwood around the base of the tree. On the north-east there is a patch of exposed sapwood between 0.1m and 1m above ground level that is up to 15cm wide. There are other areas of exposed sapwood above this.
- There are some honey fungus rhizomorphs in a fluting at the base of the tree.
- At the base of the tree on the north-west there is some dead bark, exposed sapwood and what appear to be the fruit bodies of *Kretzschmaria deusta*, a wood decay fungus.
- Part of the house is around 2.9m from the tree.
- There appears to be underground services between the tree and the house.
- There is some dead and exposed sapwood at the base of the tree on the south-east.
- There are some dead twigs in the upper canopy of the tree and annual twig extension is reduced from what would be expected for a healthy horse chestnut tree.

Discussion

The tree discussed in this letter is in the rear garden of 2 Abbey Way but the house is not shown on the TPO plan. This indicates that the house was constructed during or since 1998 – the tree is much older than that.



The tree is in poor condition. Moreover, the bleeding cankers, dead twigs in the upper canopy and reduced annual twig extension indicate that its condition is declining.

There are patches of exposed sapwood on the trunk of the tree and areas of dead bark. The wood in these locations is therefore available for colonisation by wood decay fungi. It appears that *Kretzschmaria deusta* has colonized some wood in the base of the tree and honey fungus is in the area.

The house has been constructed in the expected rooting area of the tree. I consider that the construction of the house more than likely caused significant damage to the roots of the tree. I also consider that the installation of underground utilities between the house and the tree caused further damage to some of its roots.

For the reasons discussed above I consider that the stability of the tree is compromised to the extent where it could suffer root failure and blow over during weather events experienced in this locality from time to time. Further, I consider that the condition and stability will continue to decline. If this tree were to blow over it would probably fall across Abbey Road and the consequences could be very serious. **I therefore recommend that work to this tree is required to abate the risks it poses. I consider that this work is likely to be exempted from requiring permission.**

The height of this tree could be reduced to make the tree safe for the time being. However, reducing the area of foliage on the tree would increase the ability of the bleeding cankers to expand. Moreover, it would also increase the volume of wood available for wood decay fungi. I therefore **strongly recommend that this tree should be felled and not pruned.** If it is felled I recommend that a new tree should be planted in the garden of 2 Abbey Way. This will ensure that trees remain part of the landscape for decades to come.

Horse chestnut trees are affected by a number of pests and diseases that have recently been introduced to the UK, including the bacteria with causes bleeding cankers. For this reason, I consider that it would be inappropriate to replace this tree with a horse chestnut.

I met Mr Bryan Greaves, father of the applicant, while I was inspecting the tree and he suggested that it could be replaced with a walnut. This would be a suitable replacement. I will happily discuss the suitability of other species that could be planted as replacements for the tree that is the subject of this letter.

Please contact me if you have any questions.

Yours sincerely

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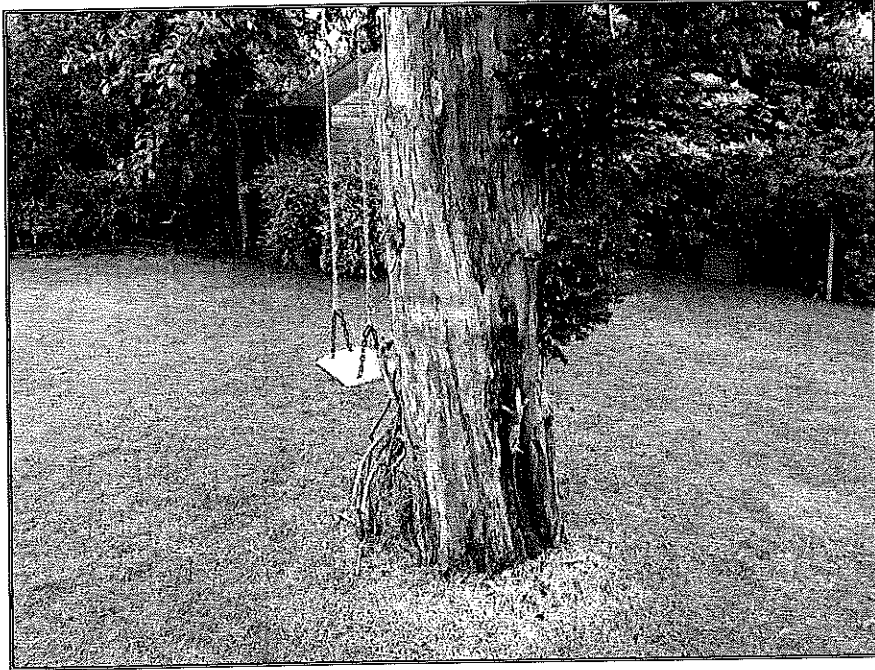
[Redacted line]
Chartered Arboriculturist
[Redacted line]



Photograph 1
T4 from inside the garden of 2 Abbey Way.



Photograph 2
T4 from Abbey Road.



Photograph 3

The base of the trunk of T4 showing the extensive area of exposed sapwood and dead bark.

Treescaping Consultancy Ltd.

Urgent



18 May 2017

To: Mr Charles Wilton
Barrow Borough Council
Town Hall
Duke Street
Barrow-in-Furness
LA14 2LD

Dear Charles

2 ABBEY WAY – APPLICATION TO FELL A YEW TREE (T4 IN TPO 4, 1998)

Thank you for asking me to inspect the yew tree protected as T4 in The Council of the Borough of Barrow-in-Furness (Monks Croft/Priors Lea, Barrow-in-Furness) Tree Preservation Order 1998. No. 4. I inspected the tree yesterday and following are my comments.

- This tree is in the rear garden of 2 Abbey Way but the house is not shown on the TPO plan. This indicates that the house was constructed during or since 1998 – the tree is much older than that.
- The diameter of the tree's trunk is approximately 52.7cm measured 0.4m above ground level.
- I estimate that the tree is approximately 6m high.
- There is an underground utility, potentially a drain, approximately 2-3m from the base of this tree.
- There is dead bark and exposed sapwood around much of the trunk with some decay.
- There are a lot of dead branch stubs on this tree.
- There are two smaller stems growing from the trunk at 1m and 1.2m respectively. These are alive.
- There are a small number of other live branches growing higher up the trunk.
- There are some dead twigs in the outer crown.
- Annual twig extension of the live branches appears normal.
- There is a honey suckle growing up this tree.

Life history

It appears that this tree was planted in the grounds of a large period property that has now been demolished and redeveloped.

I consider that this tree more than likely suffered a trauma, probably when the site was developed and the nearby underground services were installed.



Due to the trauma it appears that the tree suffered a period of crown dieback and consequently many of the branches were pruned leaving dead branch stubs.

The reduction in foliage on the tree due to the trauma and resulting crown dieback created a situation where there was less carbohydrate available for maintenance respiration and consequently some of the bark on its trunk died.

Discussion

The tree that is the subject of this letter has suffered a trauma and is in poor condition. It is not dangerous but I suggest that it is not visually attractive. It can be seen from Abbey Road but there are larger trees in the vicinity. This tree will not grow to become a fine large specimen. I suggest that a replacement tree would soon grow to make a similar or greater visual contribution to the area and would ensure that trees remain part of the landscape for decades to come.

Recommendations

The tree is not visually attractive. I therefore recommend that permission should be granted to fell it on the condition that another tree is planted as a replacement. This will grow to become a landscape feature and ensure that trees contribute to the visual character of the area for decades to come. I recommend that the replacement tree should be a type that will grow relatively tall but not very wide to allow light to the building. Suitable species include Cypress oak (*Quercus robur* 'Fastigiata'), Dawyck Beech (*Fagus sylvatica* 'Dawyck'), and Lawson Cypress Wisselii (*Chamaecyparis lawsoniana* 'Wisselii'). I will happily provide advice about other species that may be considered as replacements for T4.

Please contact me if you have any questions.

Yours sincerely

[Redacted signature]

[Redacted line]

Chartered Arboriculturist

[Redacted line]