

East Northamptonshire Council

Application for works to protected trees.

Delegated Report

Application details

Application:	14/01989/TPO		
Address:	Lock House, Pilton Road, Lilford.		
Tree Ref:	T1	Species:	Beech
Proposed works	Reduce by 60%		
Consultations:	Lilford PC	Response:	No objection
Application history:	Tree Preservation Order 0042 (A8)		

Tree condition assessment

Tree Ref:	T1	Species:	Beech	Age:	Veteran
Tree setting:	Set within the private driveway of Lock House. Set in a raised rockery with the house to the W and a garage / outbuilding to the N				
Basal condition:	Flared buttress root throughout. Signs of Kretzchmaria fruiting bodies noted within 75% of buttress formations.				
Trunk condition:	Good, larger cavity forming at 1.7m from GL on southern side				
Central canopy:	Significant major branching, with majority of branching growing centrally and to the W of the canopy. Signs of historic branch removal throughout				
Wider canopy:	Weighted to the W with well developed canopy throughout				
Habitat:	Possible habitat area within cavities				

Evaluation

The *Kretzchmaria* fruiting bodies found within the buttress flares of T1 do cause serious concern. This pathogen is particularly dangerous when found in this species and can lead to sudden and total structural failure.

The works proposed by the applicant will remove the majority of the crown area, with the intention to stabilise the tree and allow some of it to be retained. Unfortunately the level of reduction required will result in a tree approximately 14m tall, which is significantly less than the existing. Furthermore, there is a significant possibility that the works will result in the decline of the tree's health and will certainly have a detrimental impact on its appearance.

However, these tree based impacts must be weighed against the potential for complete structural failure. It is not considered appropriate to retain the tree in any other manner, where there is such a high risk of damage to persons and property should failure occur. While it is regrettable, it is recommended that the application for works is permitted.

Recommendation and Conditions / informatives

Recommendation: Permit application

Conditions:

1. 2 Yr time limit
2. Works description
3. Works to BS 3998

Informatives:

1. Habitat
2. Annual inspection

Case Officer
Tamsin Dennis
13.1.2015

Delegated Officer
KBritton
13.01.14