**Proposed removal of dangerous triple trunked cedar tree to the rear of 68 Birches Lane Kenilworth. CV8 2AG**

I am seeking permission to take down the triple trunked cedar tree to the rear of 68 Birches Lane, Kenilworth CV8 2AG which has become a significant risk to person and property.

The tree is situated within 3 metres of the south-east corner of the property, overhangs our house and the busy driveway to The Conifers and is the subject of a TPO.

In January 2017 permission was granted to remove two large limbs, one of which was brushing against the side of the property.

In July 2019, as it had become apparent following a snowfall that the weight of snow had caused branches to touch the roof, we were granted permission to clear branches within 3 metres of the property.

In October 2020 following further professional advice, we were granted permission to crown thin and remove dead wood, to minimise the risk of further debris falling from the tree.

Despite our best efforts to manage the associated risks, it has become apparent that large boughs and branches remain prone to fracture, which I understand is typical of a cedar. These have fallen onto our property, side path and patio and onto the access drive of The Conifers. At least twice the drive has been blocked as well as damage caused to the adjacent property. It is clear that the tree is dangerously close to the house.

We have documented evidence of substantial branches falling from the tree on 10/02/2020, 27/09/2020, 19/02/2022, 31/03/2022 and 07/04/2022

As the frequency and strength of the prevailing winds increase with climate change, the risks to person and property can only increase. Moreover, I am advised that as the tree tri-furcates at its base, it poses a particular risk of splitting and toppling from this point of inherent weakness. We have been increasingly anxious about remaining in the house when strong winds are forecast and of the risks to ourselves, our grandchildren and visitors using the access road to The Conifers..

In mitigation since we bought the property, we have planted over 10 trees and numerous shrubs in the gardens. There is extensive mature woodland to the rear of the property. The outlook to the rear will be maintained by a mature prunus and beech tree. We would look to replace the cedar with another tree, of a more appropriate size, a suitable distance from the house,

In making this application I have sought the professional advice of AP Tree Services and have the consent of my neighbours both to remove the tree and for the inconvenience that will be caused to them during its removal.

In conclusion, this very large tree is situated dangerously close to our house and substantially overhangs our neighbours` drive. Despite multiple efforts to conserve it, we have documented a clear, proven and persisting risk of shedding large branches. This poses a substantial risk of serious injury or even death to anyone in the vicinity at the time and of damage to adjacent property. I believe the risk can only be managed by the removal of the tree.

Andrew Stockdale 25/04/2022

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