

Forest of Dean District Council.  
Council Offices,  
High Street,  
Coleford,  
Gloucestershire GL16 8HG  
For the attention of Mr Stuart Payne.

Lime Tree Cottage,  
Church Way,  
BLAKENEY,  
Gloucestershire.  
GL15 4DT  
18<sup>th</sup> November 2023

Dear Mr. Payne,

Reference: - Application for tree work in a conservation area

We refer to and thank you for your email of the 26<sup>th</sup> October and for the attached application form.

We have enclosed our completed form along with drawings, photographs and other attachments as listed below.

Following receipt of your application form, we decided that we would be better guided by having Tree Surgeons and/or Arborists advise us on what work was required, rather than we try to specify the work we thought was required.

In our original 'Pre-application form' we had suggested that some form of small crown lift might be required, to remove a number of small low hanging branches, so as to stop the safety and security lights from triggering, but both of the tree specialists suggest the work as detailed on the attached form, with no crown lift work being proposed.

Finally, we have enclosed a report by Andrew Marcham, Structural Engineer dated the 27<sup>th</sup> February 2012 and a letter from the LABC to the Builder dated the 4<sup>th</sup> August 2008. Both documents refer to the House and the Lime Tree in the garden and we've enclosed these, so as to give you some background information, which might help in deciding what work could or should be undertaken by the tree specialist.

Yours Sincerely



Mr. G. & Mrs. L.C. Wicks

Enc.

- a. Application Form
- b. A4 Plan of plot with house and tree
- c. Report from Mr Andrew Marcham. Structural Engineer
- d. Letter from the LABC
- e. Four A4 sheets with total eight (8) photographs



Application for tree works: works to trees subject to a tree preservation order (TPO)  
and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).

It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application notice cannot proceed.

**1. Applicant Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**2. Agent Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**3. Trees Location**

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

**4. Trees Ownership**

Is the applicant the owner of the tree(s):  Yes  No  
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

**5. What Are You Applying For?**

Are you seeking consent for works to tree(s) subject to a TPO?  Yes  No

Are you wishing to carry out works to tree(s) in a conservation area?  Yes  No

**6. Tree Preservation Order Details**

If you know which TPO protects the tree(s), enter its title or number below.

N.A.

**7. Identification Of Tree(s) And Description Of Works**

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.  
E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

HISTORY. Small leaf lime tree in rear Garden of Luine tree Cottage previously crown reduced in 2014 under Forest of Dean Planning Permission P1323/14/TCA dated the 16<sup>th</sup> September and the 12<sup>th</sup> August 2014.

## TREE WORK.

line tree to be reduced to as near to previous limits  
whilst leaving some regrowth.

Work to be carried out in accordance with British  
Standard 3998:2010.

## 8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

## For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

## For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall:  Yes  No  
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives.  Yes  No  
If YES, you are required to provide for:

*Subsidence*

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

*Other structural damage* (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

## Documents and plans (for any tree)

Are you providing separate information (e.g. an additional schedule of work for Question 7)?  Yes  No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

**9. Authority Employee / Member**

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes

No

If Yes, please provide details of the name, relationship and role

[Empty box for details]

**10. Application For Tree Works - Checklist**

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

**Sketch Plan**

- A sketch plan showing the location of all trees (see Question 8)

**For all trees**

(see Question 7)

- Clear identification of the trees concerned
- A full and clear specification of the works to be carried out

**For works to trees protected by a TPO**

(see Question 7)

Have you:

- stated reasons for the proposed works?
- provided evidence in support of the stated reasons? in particular:
  - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert
  - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist.
  - in respect of other structural damage - written technical evidence
- included all other information listed in Question 8?

**11. Declaration - Trees**

I/we hereby apply for consent/give notice for tree work as described in this form and the accompanying plans and additional information.

Signed - Applicant:

Or signed - Agent:

[Signature box for Applicant]

[Signature box for Agent]

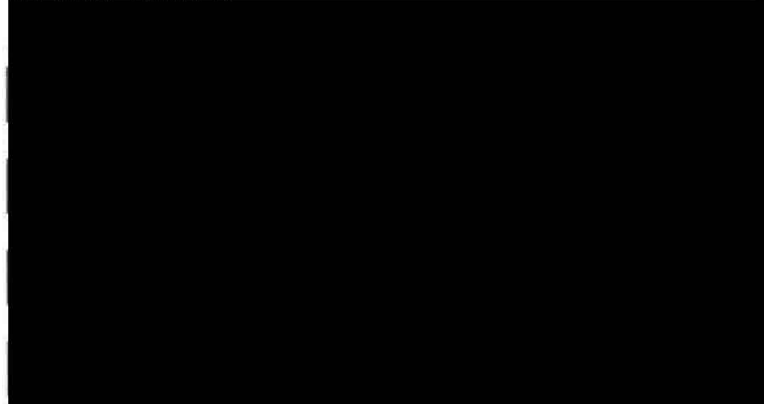
Date (DD/MM/YYYY):

[Date box]

(This date must not be before the date of sending or hand-delivery of the form)

**12. Applicant Contact Details**

Telephone numbers



**13. Agent Contact Details**

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

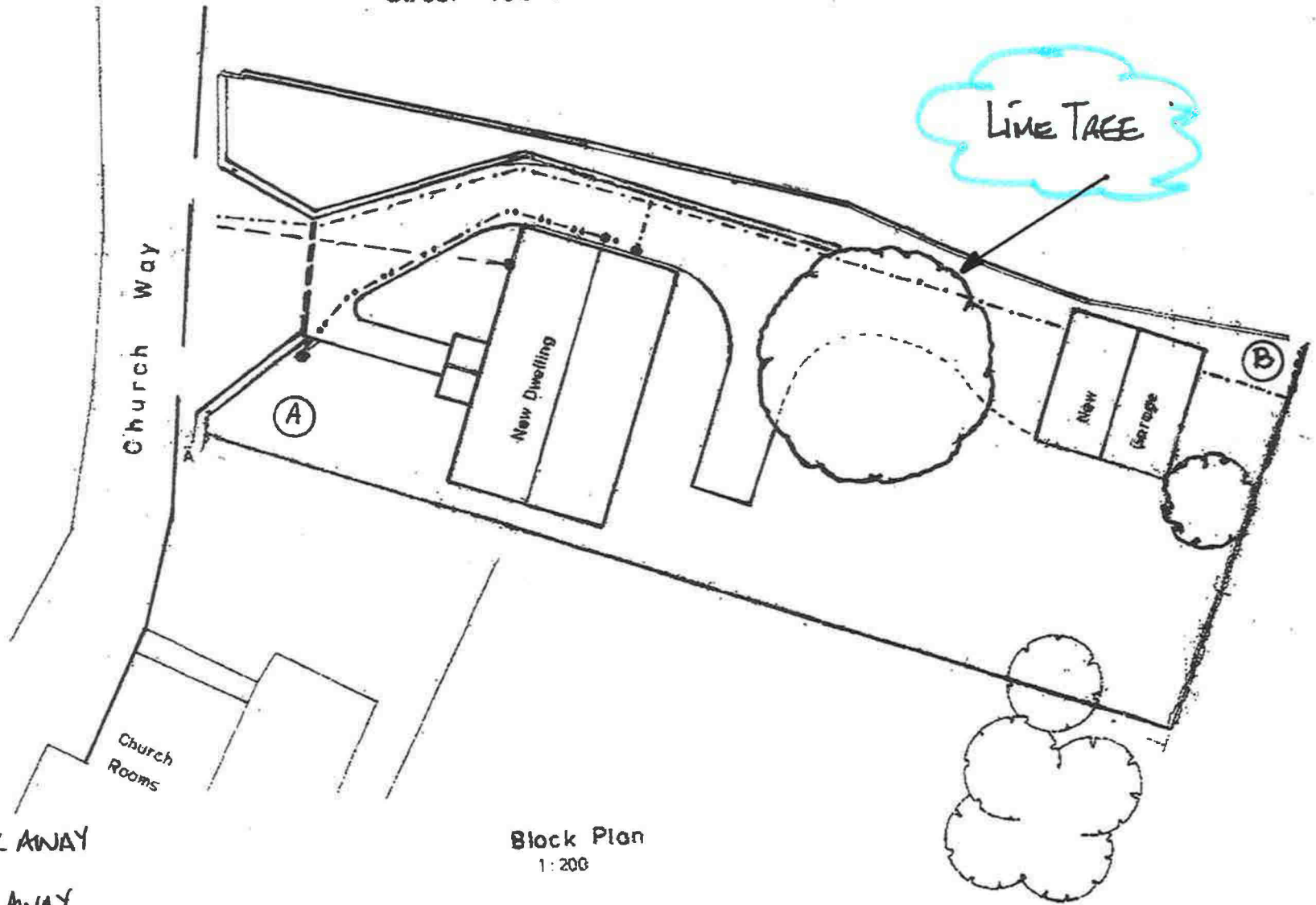
Email address (optional):

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.

# LIME TREE LOTUSSE

CHURCH WAY  
BLAKENEY.

Street Scene



(A) FRONT SOAK AWAY

(B) REAR SOAK AWAY

- ELECTRIC (BLACK DUCT)
- GAS (YELLOW PIPE)
- WATER (BLUE PIPE)

Block Plan  
1:200

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# ANDREW MARCHAM & Co.

Chartered Structural Engineers



Our Ref:- 12/076/AWM/kb

Date:- 27<sup>th</sup> February 2012

Mr G Wicks  
Lime Tree Cottage  
Church Way  
Blakeney  
GL15 4DT

Dear Mr Wicks,

**Re:- Lime Tree Cottage, Church Way, Blakeney**

I refer to instructions conveyed by you in connection with your concern regarding certain cracking at your property and following my site inspection of the 22<sup>nd</sup> February 2012, I am pleased to confirm the following:-

The subject property is a modern two storey detached residential building which is understood to have been constructed within the last three years. The property appears to be of conventional cavity construction to perimeter walls with a solid ground floor and suspended timber first floor under a pitched tiled roof covering. The property occupies a relatively level plot and includes a separate single storey garage on the left side of the garden.

Each of the elevations was inspected in turn and no structural movement was observed in the form of excessive open cracking, recent distortion around door/window openings or excessive lean/bow over the height of the walls. Some local cracking was noted on the left side of the rear elevation and also on the right side of the front elevation although cracking in both areas is superficial and appears consistent with very slight thermal movement which is quite common in this form of construction. Therefore, I do not consider that any remedial works are required at this stage.

Accommodation to the property is arranged on two levels and existing room layouts have not involved any major structural alterations since original construction. For the purposes of this report, any notes made are with the rooms described handed facing the rear wall internally.



2/12/12



## Lime Tree Cottage, Church Way, Blakeney

Each of the rooms was inspected in turn and no structural movement was observed in the form of excessive open cracking to wall/ceiling surfaces, major separation cracking at wall junctions or distortion around door openings through partition walls. In the case of the main living room, local cracking can be seen to the ceiling and ceiling cove at the rear right corner of the room although this appears consistent with slight shrinkage on plasterboard joint lines which is again quite common in new buildings as part of the drying process.

Notwithstanding all of the above, subsoil conditions beneath the site are known to comprise a red clay of medium Plasticity Index and thus of moderate susceptibility to volumetric change in response to variations in moisture content. Moisture variations take place naturally on a seasonal basis with shrinkage and swelling occurring in a clay subsoil during dry and wet weather conditions respectively. Climatic effects in isolation however, do not result in foundation movement since any purely seasonal shrinkage/swelling taking place in the clay tends to be of a relatively shallow and uniform nature around and beneath the perimeter walls of a building.

The moisture content of a clay soil and hence its volume, can also be adversely affected by external influences particularly desiccation by the roots of trees and large shrubs during periods of prolonged dry weather. Any movement from such a cause however would be of a temporary nature since removal of offending vegetation would allow the clay subsoil conditions to return permanently to natural moisture content thus restoring volumetric proportions which in turn normally results in upward recovery of an affected foundation.

An immature but well very well established Lime Tree is growing in the garden opposite the rear left side of the house although we consider that this particular specimen at present size does not represent a threat to the house foundations particularly given that these are understood to be designed in accordance with LABC criteria for buildings on a shrinkable clay in proximity to trees. Similarly, the relatively minor vegetation growing on the other side of the boundary fence in the right hand neighbouring garden should not represent a threat to the foundations for the same reason.

The Lime Tree is a very attractive specimen although this is likely to grow substantially over the years and in which case its canopy size and subsequent moisture demand could be substantially reduced by a crown pruning regime. If properly carried out, a suitable pruning regime would maintain the attractive shape of the tree such that no significant objection would be raised by the Local Authority under conservation issues. I would recommend James Goulding as a tree surgeon and he can be contacted on [REDACTED]



Lime Tree Cottage, Church Way, Blakeney

In view of findings, I consider that your house is in a sound and serviceable structural condition and will remain so in the long term. Ideally however, any significant increase in cracking occurring particularly following a long hot Summer should be further investigated as found to be necessary.

I trust the above is self explanatory however please do not hesitate to contact me should any clarification be required. In the meantime, I thank you for your instructions in this matter and enclose herewith a fee note prepared on a time basis for your kind consideration.

Yours Sincerely,



**Andrew Marcham**  
**C.Eng.M.I.Struct.E.**



4

J & B Worgan Housebuilders Ltd  
Cherry Tree Barn  
Ylney Hill  
Lydney  
Glos  
GL15 4LT

4<sup>th</sup> August 2008

Ref: 22019

Dear Beverley,

**LABC New Home Warranty**

**Re: Development at House Rear of Low Field House, Church Way.**

Further to your recent fax I confirm the following;

1. A Certificate of Insurance will be issued by LABC New Home Warranty subject to receipt of confirmation from the site audit surveyor that all works do not present an enhanced risk to the Insurer and written confirmation from the Local Authority Building Control Surveyor that they have carried out their completion inspection and are not aware of any issues which would prevent them from issuing their completion certificate.  
Please find enclosed a specimen policy wording.
2. Please find below comments from the site audit surveyor, Jon Kemery, regarding the lime tree;  
A lime tree exists approx 7 mtr from the rear of the dwelling.  
Foundations were excavated to a depth of 1.5 mtr by 600mm wide in good shale ground.  
The foundations were reinforced in the base of the trench & were of the trench fill type.  
The soil type is low shrinkage and the lime is a moderate demand tree.  
Design tables indicate a foundation depth of 1.3mtr in this situation.  
The foundations are 200 mm deeper than they need to be.
3. LABC New Home Warranty does not include cover for defects to foundations caused by tree roots unless the defect can be linked to a failure in design, workmanship or materials. Please may I refer you to the definitions section of the policy, specifically definition 9 on page 6 and definition 18 on page 8 of the enclosed policy.

I trust that the above answers your queries, should you require any further information please do not hesitate to contact me.

1/45/2  
16/51

