

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/25/2201/TPO

Location: 1 SEACROFT DRIVE, ST BEES.

Officer: Christie M Burns

Date: 28 June 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

SPECIES	PROPOSED WORKS
6x Sycamore trees	Lift and thin out the crowns of six trees situated within a Conservation Area.
REASON	
<i>'T1 – Sycamore tree which overhangs the driveway and our neighbour's garden. It blocks out light from both properties and has overlapping branches. Also leans out onto Seacroft Drive.</i>	
<i>T2, T3 & T4 are in close proximity to the property with branches overhanging the roof and leaning out into Seacroft Drive, with potential danger to pedestrians and local traffic.</i>	
<i>T5 & T6 are outside the garden wall, but still within our property are causing damage to the garden wall. They lean out into St Bees Main Street & Seacroft Drive also giving potential danger to pedestrians and traffic.</i>	
<i>I am requesting permission to lift and thin out the crowns of all the trees listed with the removal of any deadwood, allowing light into the gardens and the house.'</i>	

DISCUSSION

The trees are in the mature age category and show signs of moderate to normal vitality.

From the Cumberland Council website, the site falls within the St Bees Conservation Area. The website indicates a Tree Preservation Order (TPO) does not protect these trees.

We consider the work detailed in the application reasonable to prevent the trees becoming a nuisance.

Our TEMPO assessment (page 2) shows a TPO is defensible, but given the work the applicant is proposing, we consider it is unwarranted at this time.

RECOMMENDATIONS

Inform the applicant they can carry out the work in the notification or wait for the six-week determination period to lapse.

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TEMPO Assessment					
Part 1: Amenity Assessment					
a) Condition & Suitability:	5-Good = <i>Highly Suitable</i> 3-Fair/Satisfactory = <i>Suitable</i> 1-Poor = Unlikely to be <i>suitable</i> 0-Dead/dying/dangerous = <i>Unsuitable</i>	3	b) Retention span (in years) & suitability for TPO:	5-100+ = <i>Highly Suitable</i> 4-40-100 = <i>Very suitable</i> 2-20-40 = <i>Suitable</i> 1-10-20 = <i>Just suitable</i> 0-<10 = <i>Unsuitable</i>	4
c) Relative public visibility & suitability for TPO:	5-Very large with some visibility, or prominent large trees = <i>Highly Suitable</i> 4-Large trees, or medium trees clearly visible to the public = <i>Suitable</i> 3-Medium trees, or large trees with limited view only = <i>Suitable</i> 2-Young, small, or medium/large trees visible only with difficulty = <i>Barely suitable</i> 1-Trees not visible to the public, regardless of size = <i>Unsuitable</i>	3	d) Other factors – trees must have accrued 7 or more points (with no zero score) to qualify:	5-Principal components of formal arboricultural features, or veteran trees 4-Tree groups, or principal members of groups important for their cohesion 3-Trees with identifiable historic, commemorative or habitat importance 2-Trees of particularly good form, especially if rare or unusual 1-Trees with none of the above additional redeeming features (inc. those of indifferent form) -1-Trees with poor form or which are generally unsuitable for their location	4
Part 2: Expediency Assessment trees must have accrued 10 or more points to qualify:			Part 3: Decision guide		
5-Immediate threat to tree inc. s.211 Notice 3-Foreseeable threat to tree 2- Perceived threat to tree 1-Precautionary only		1	Any 0 = <i>Do not apply TPO</i> 1-6 = <i>TPO indefensible</i> 7-11 = <i>Does not merit TPO</i> 12-15 = <i>TPO defensible</i> 16+ = <i>Definitely merits TPO</i>		15