ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/25/2218/TPO

Location: CROFT LODGE, BECKERMET

Officer: Christie M Burns

Date: 21 July 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

APPLICATION TREE NO.	SPECIES	PROPOSED WORKS	REASON
T1	1x Yew	Felling of a yew tree situated within a Conservation Area.	'T1 – Fell 1x Yew tree causing damage to driveway wall'

DISCUSSION

The yew tree is in the mature age class and growing very close to the stone gate post. As the tree continues to grow we expect it may cause damage the gate post.

From the Cumberland website, the site is within the Beckermet Conservation Area.

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 situation, we consider it is unwarranted.

RECOMMENDATIONS

Inform the applicant they can carry out the work in the application.

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TEMPO Assessment					
a) **Condition & Suitability:**	**Part 1: Amenity Assessment**				
	5-Good = *Highly Suitable* 3-Fair/Satisfactory = *Suitable* 1-Poor = Unlikely to be *suitable* 0-Dead/dying/dangerous = *Unsuitable*	**T1** **3**	**b)** **Retention span (in years) &** **suitability for TPO:**	5-100+ = *Highly Suitable* 4-40-100 = *Very suitable* 2-20-40 = *Suitable* 1-10-20 = *Just suitable* 0-<10 = *Unsuitable*	**T1** **2**
c) **Relative public visibility & suitability for TPO:**	5-Very large with some visibility, or prominent large trees = *Highly Suitable* 4-Large trees, or medium trees clearly visible to the public = *Suitable* 3-Medium trees, or large trees with limited view only = *Suitable* 2-Young, small, or medium/large trees visible only with difficulty = *Barely suitable* 1-Trees not visible to the public, regardless of size = *Unsuitable*	**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	**1**
Part 2: Expediency Assessment *trees must have accrued 10 or more points to qualify:*		**T1**	**Part 3: Decision guide**		**T1**
5-Immediate threat to tree inc. s.211 Notice 3-Foreseeable threat to tree 2- Perceived threat to tree 1-Precautionary only		**3**	Any 0 = *Do not apply TPO* 1-6 = *TPO indefensible* 7-11 = *Does not merit TPO* 12-15 = *TPO defensible* 16+ = *Definitely merits TPO*		**12**