
David Cashman

From:david@barrell.uk

To:mezad3@aol.com

Thu, 6 Jun at 08:55

Good morning Dr Ezad

It was good to meet at your property along with your son to discuss the tree issues. Thank you also for emailing me the various decision notices with respect to the trees. I set out my initial thoughts below for you to consider:

- The site planning history is complex and for the purpose of providing this advice I concentrate on the oak and two Scots pines besides the garages on left hand side as you see it from front of the garages. While I was on site a planning enforcement officer, Ian Myers, from Eastleigh Borough Council arrived, purely coincidental, I did speak to him briefly and directed him to you where you were indoors.
- I could see that you have been carrying out work around the garages after the previous retaining structure collapsed and within the garden area adjacent to the garages. I was told that the trees are subject to a confirmed Tree Preservation Orders. My understanding is that you are looking to renovate the existing garages and in order to do that you need to excavate around the rear of the garages to gain access for works. You have carried this out partly and installed a section of kingpost sleeper retaining wall but you have stopped near the far rear left hand side of the garage due to the proximity of the oak on the raised bank.
- The three trees you have asked me to specifically comment on are the two Scots pines and single oak to the left of the garage on the raised bank. All three are mature, the oak is about 25 m in height with a stem diameter of about 100 cm. There are exposed roots from natural erosion and all three appear to be in quite a precarious position at about 2 m or so higher than the garage floor level. They are also within 2-3 m from the garage itself. Having said that all three appear to be in a generally healthy condition.
- The garage, to my untrained eye, looks to be in a very poor state of repair, the walls are clearly out of line, I could see cracks in the walls, the roof has holes and the whole structure looks quite dilapidated.
- The left rear corner of the garage retains a section of soil and in effect acts as a retaining wall. In order to carry out repairs you need to remove the soil to achieve the working space. However, this will invariably lead to root loss, particularly from the oak and the loss of soil is highly likely to have a negative impact on the trees stability.
- Turning to the TPO and tree work applications. A tree work application was submitted back in 2006 to fell all three trees, the application was approved but the work never carried out and that decision has expired. Condition 1 of that decision notice

(Reference: T/06/56493) states a two year period of completion and the reason is “To enable the Local Planning Authority to review the situation in the light of changed circumstances.” It could reasonably be argued that there is some further erosion of the banks and the garage has probably deteriorated in condition since 2006.

- On my advice, you have obtained a report from structural engineer; Romsey Structural, which favours removal of trees, completing retaining walls and reconstruction of garage in that order. Given the close proximity of the trees to the garage and the works required to facilitate repairs my feeling is that the trees cannot realistically be retained in this situation.
- In line with the structural engineers report in order to rebuild the retaining wall and garages the trees will have to be felled.
- In summary, given the previous consent to fell, worsening of the bank situation over the years with erosion, collapse of retaining structure, out of line cracked walls with need to rebuild/renovate the garages, a case can be made of removal of these three trees with a fresh application.

Obviously I am happy to discuss any of the above in more detail with yourself and your structural engineer.

Kind regards.

Dave.

David Cashman
Associate Director
DipArb(RFS) FArborA MICFor CUEW RArborA

01425 651474

07970 418660

david@barrell.uk

www.barrelltreecare.co.uk



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