

# Cockermouth Town Council

25 May 2020

Dear Sir/Madam,

You are summoned to a special meeting of Cockermouth Town Council to be held in the Council Chamber, Town Hall, Cockermouth **Thursday 2 July 2020 at 7pm** for the purpose of the under-mentioned business.

Please let me know if you are unable to attend.

Yours sincerely,



Sheila Brown

**1. Apologies for absence**

**2. Declaration of Interest** – Members to give notice of any disclosable pecuniary interest, other registrable interest or any other interest and the nature of that interest in relation to any item on the agenda in accordance with the adopted code of conduct.

**3. Public Participation**

- a) To answer any questions from members of the public in accordance with the Summary of Public Rights
- b) To receive a petition from a member of the public in accordance with the Summary of Public Rights (if any)

**4. Planning Applications** – To comment on various planning applications received from Allerdale Borough Council (**page 1**)

**5. WTP0/2020/0016 felling 2 trees, The Sidings, Station Road (pages 2-17P)**

**Press and Public Welcome**



Town Hall, Market Street  
Cockermouth  
Cumbria CA13 9NP

*Tel:* 01900 821869

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cockermouthtowncouncil  
@btconnect.com

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www.cockermouth.org

*Town Clerk*  
Sheila Brown



*Joint Winners*  
Council of Europe Year 2000  
Europe Prize

*Previous Awards*  
Plaque of Honour, Flag of Honour  
European Diploma



*Twin Town*  
Marvejols, France



*A Fairtrade Town*



HOU/2020/0091

Two storey extension

21 Caldecote Avenue

Recommended –

FUL/2020/0214

Replace single glazed sliding sash wood windows with double glazed sliding sash UPVC windows

15 The Fallows, New Street

Recommended –

HOU/2020/0095

Part single part two storey extension

22 Oaktree Crescent

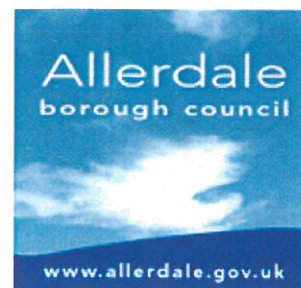
Recommended -

Our Ref: WTP0/2020/0016

This matter is being dealt with by: Kerry McCartney

Direct Line: 01900 01900 702743

Email: [planning@allerdale.gov.uk](mailto:planning@allerdale.gov.uk)



15/06/2020

Cockermouth Town Council  
Sheila Brown  
Town Hall  
Cockermouth  
Cumbria  
CA13 9NP

Dear Sir/Madam

**Notification on works to Tree Preservation Order trees –**

**Applicant:** Mr W Dobie  
Dobies Properties Ltd  
**Proposal:** Goat Willow - Fell  
Unknown tree type - Fell  
**Site:** The Sidings Station Road Cockermouth

I would be grateful if you could use the link below to view the above planning application. By inputting the above reference number it will display the application for you to view. Please indicate any observations the Parish/Town Council may have by e-mail to [planning@allerdale.gov.uk](mailto:planning@allerdale.gov.uk) or by separate letter.

In order to ensure that applications are dealt with as quickly as possible I would be grateful if you could reply within **21 days** of the date of this letter. Representations received after this date may be too late to influence the Local Planning Authority's decision on this application.

Could you please mark any correspondence for the attention of Kerry McCartney and could you please quote the reference number **WTP0/2020/0016**.

**Please note that all the information contained in this application can be viewed by the public and on our website**  
[www.allerdale.gov.uk/planningapplicationsearch](http://www.allerdale.gov.uk/planningapplicationsearch)

Yours faithfully

Kerry McCartney



Allerdale - a great place  
to live, work and visit

Allerdale Borough Council  
Allerdale House  
Workington  
Cumbria CA14 3YJ  
tel: 0303 123 1702  
[www.allerdale.gov.uk](http://www.allerdale.gov.uk)

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

#### 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.

#### 1. Trees Location

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="The Sidings"/>
Address line 1	<input type="text" value="Station Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Cockermouth"/>
Postcode	<input type="text" value="CA13 9PR"/>

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

Easting (x)	<input type="text" value="312045"/>
Northing (y)	<input type="text" value="530360"/>

Description

#### 2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="W"/>
Surname	<input type="text" value="Dobie"/>
Company name	<input type="text" value="Dobies Properties Ltd"/>
Address line 1	<input type="text" value="Dobies Business Park, Unit 1,"/>
Address line 2	<input type="text" value="Lillyhall Ind Est"/>
Address line 3	<input type="text"/>

## 2. Applicant Details

Town/city	<input type="text" value="Lillyhall"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CA14 4HX"/>

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="John"/>
Surname	<input type="text" value="Reed"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="5 West End"/>
Address line 2	<input type="text" value="Rheda Park"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Frizington"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CA26 3AB"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 4. What Are You Applying For?

Based on the type of work proposed and the location and protected status of the trees involved, there are various details and supporting information that will need to be supplied in order for the Local Planning Authority to determine the application.

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order?

☒ Yes ☐ No

Do you know the Tree Preservation Order reference number(s)

☐ Yes ☒ No

### 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.



#### 4. What Are You Applying For?

2. Alleged damage to property - e.g. subsidence or damage to drains or drives.

☐ Yes ☒ No

Are you wishing to carry out works to tree(s) in a conservation area?

☒ Yes ☐ No

##### Documents and plans (for any tree)

A sketch plan clearly showing the position of trees listed in the question 'Identification of Tree(s) and Description of Works' MUST be provided when applying for works to trees covered by a Tree Preservation Order. 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.

Are you providing additional information in support of your application (e.g. an additional schedule of work for question 'Identification of Tree(s) and Description of Works')?

☒ Yes ☐ No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application

Tree Reports  
Photos  
Email from Councillor reporting dangerous tree

#### 5. 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.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. You should use the same numbering on your sketch plan (see help for sketch plan requirements).

Please provide the following information:

- Tree species
- The number used on the sketch plan; and
- A description of the proposed works.

Where trees are protected by a Tree Preservation Order you must also provide:

- Reasons for the work; and where trees are being felled
- 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 one standard ash in same position.

Goat Willow - Fell, leaning substantially over public footpath, complaints received and from councillor  
Unknown tree - Fell, Fire damaged from vandalism

#### 6. Tree Ownership

Is the applicant the owner of the tree(s)?

☒ Yes ☐ No

#### 7. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

#### 8. Trees - Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

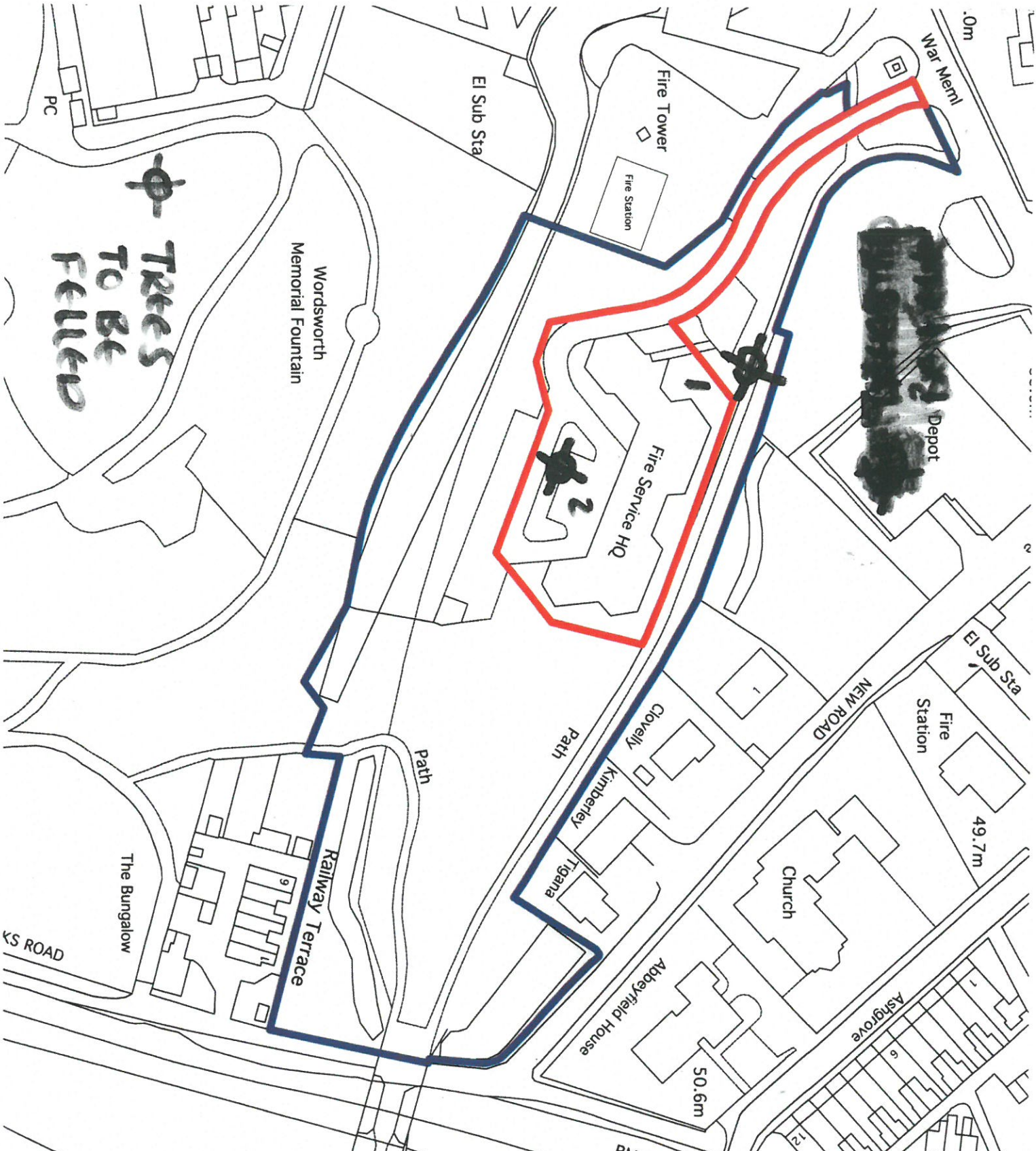
Date (cannot be pre-application)

11/06/2020









Scale Bar in Metres at 1:1250  
0m 10m 20m 30m 40m 50m

B:	16-08-18	Site boundary line amended.	MP
A:	25-07-18	Site boundary line amended.	MP
Rev:	Date:	Comments:	By:

**Dobbies Cumbria Properties Ltd**

**DAY CUMMINS LIMITED**

Architects & Surveyors  
Lakeland Business Park  
Cockermouth Cumbria CA13 0QT  
Tel: 01900 820700  
Fax: 01900 820701  
email: dc@day-cummins.co.uk  
www.day-cummins.co.uk

Project:	Residential Development of the Former Fire Head Quarters Site, Cockermouth, Cumbria.		
Drawing Title:	Site Location Plan		
Drawn:	MP	Checked:	Signed:
Scale:	1 : 1250	Date:	24-10-17
Project No:	4951	Drawing No:	01
ALL DIMENSIONS TO BE CHECKED ON SITE		Paper Size: A4	
FOUNDED DIMENSIONS TO BE TAKEN IN PREFERENCE		THIS DRAWING IS COPYRIGHT	
Project No: 4951		Rev: B	



## **Arboricultural Survey**

**For and on behalf of:  
Dobie's Cumbria Properties Ltd**

**July 2019**

<b>Job Reference</b>	
<b>Job Number</b>	<b>F366-38</b>
<b>Area</b>	<b>Cockermouth</b>
<b>Site</b>	<b>Former Fire Headquarters</b>
<b>Works Recommended</b>	<b>Yes</b>
<b>Priority</b>	<b>Low</b>

<b>Surveyor</b>	<b>Author</b>	<b>Checked</b>
<b>B Knipe</b>	<b>B Knipe</b>	<b>A Whitworth</b>

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### Appendices

Appendix 1	Photographs
Appendix 2	Tree Survey Data Table



## **1. Introduction**

1.1 Lowther Forestry Group Ltd has been commissioned by Dobie's Cumbria Properties Ltd to carry out an arboricultural survey on a tree located within the former Fire Headquarters site in Cockermouth.

## **2. The Brief**

2.1 The tree will be surveyed for any visible hazards or defects and recommendations of appropriate arboricultural operations to reduce risk of harm to persons or property within the local environment will be made. Management recommendations for the long term management of the tree will also be made.

## **3. Reasons for Survey**

3.1 The survey has been requested by Dobie's Cumbria Properties Ltd to enable management of their tree stock in terms of immediate safety and long term management.

3.2 The survey is to identify whether the tree is a significant risk to the users of the adjacent footpath and former Fire Headquarters site, and where necessary to recommend works to reduce the risk of harm to an acceptable level.

## **4. Scope and Report Limitations**

4.1 This is a tree safety survey and evaluates trees with regard to their likelihood to cause death or bodily injury to any person, or damage to property. Any clear and identifiable hazards are highlighted with recommendations. There may however be hidden defects or defects which are not identified due to weather conditions or foliage for which Lowther Forestry Group Ltd cannot be held responsible. The survey produces a picture of those trees surveyed as on the date when the survey was undertaken. It is quite possible for hazards and defects to develop since that time.

4.2 This report confines itself to the arboricultural and silvicultural aspects of the site, any engineering or ecological implications are not covered and specialist advice may be sought on these areas.

## **5. Documents Provided**

5.1 The tree and its location was highlighted to the surveyor prior to the survey taking place.

## **6. Survey Methodology**

6.1 Visual Tree Assessment (VTA) inspection from ground level by Ben Knipe, Contracts Supervisor.

6.2 Tools used include; Laser, Diameter tape, QTRA calculator, Compass, Sounding Hammer and Probe.

6.3 Data recorded includes: Height, Crown Spread, Stem Diameter (DBH), Age class, Condition, Safe Useful Life Expectancy (SULE), Defects, Recommendations and proposed future inspection frequency.

## 7. The Site and Legal Restrictions

7.1 The site is the former Fire Headquarters building, located in Cockermouth, Cumbria. The tree is located in a verge between the building and boundary fence line that follows the edge of the adjacent public footpath.

7.2 Lowther Forestry Group Ltd has carried out checks for Tree Preservation Orders (TPO) and for the presence of Conservation Areas on this site.

7.3 A check was made on the Allerdale Borough Council's TPO Map (03.07.19) to confirm the presence or otherwise of Tree Preservation Orders and Conservation Areas.

7.4 Table 1, Identification as to the presence of Tree Preservation Orders or Conservation Areas protecting the surveyed trees.

Survey / Site	Tree Preservation Order	Conservation Area
Former Fire HQ	Yes	No

## 8. Survey, T1 – Goat Willow (*Salix caprea*)

8.1 A visual tree inspection was requested to be undertaken on T1. It was confirmed on the survey that T1 is healthy with poor form as a result of historic suppression and competition by neighbouring trees which have since been removed.

8.2 Tree T1 has a high, healthy crown with normal condition of the leaves and normal vitality of branch tips. The crown has not developed on the south side of the tree due to long term suppression, resulting in an unbalanced crown that is weighted north. The stem of T1 also leans north, most likely due to competition for light as the tree was growing.

8.3 Other minor defects seen on T1 include acute stem and branch unions, ivy on the bole and a primary stem, and multiple dead branches over the footpath. At present the part most likely to fail is one of the 50mm diameter dead branches which are over the footpath, however these have a Low risk of harm at this time.

8.4 The stem of tree T1 is rubbing on the wooden boundary fence between it and the adjacent public path. This damage has taken place over a long period of time as indicated by worn-away material on the wooden panel, and has caused the fence to lean

north into the footpath verge. No signs of recent root-heave can be seen which would suggest recent movement, however recent disturbance to the ground surface around the on the south side of the tree has made this difficult to confirm or otherwise.

8.5 Long term, tree T1 is unlikely to exhibit good form, and is in any case a shorter-lived species of tree. To facilitate maintenance of the boundary fence for the former Fire Headquarters site, the removal of T1 would be required. A replacement specimen tree of a more suitable species can be planted in a nearby location.

8.6 The risk of harm from tree T1 is already *As Low As Reasonably Practicable* (ALARP) therefore the cost of removal of the dead lower branches should be weighed against risk reduction. It is recommended to re-inspect tree T1 when in leaf for signs of physiological or structural decline.

## **9. Recommendations**

9.1 It is recommended to remove T1 to facilitate maintenance of the boundary fence.

9.2 It is recommended to replace T1 with a specimen birch tree, for example a 180-240cm *Betula utilis* 'Silver Shadow', to be planted in the vicinity of T1 once the ground has been prepared for planting (i.e. following renovation of the former Fire Headquarters building).

9.3 Allerdale Borough Council must be contacted prior to any works taking place on trees protected by Preservation Orders.

## **10. Summary**

10.1 Lowther Forestry Group Ltd has been commissioned by Dobie's Cumbria Properties Ltd to carry out an arboricultural survey on a tree located within the former Fire Headquarters site in Cockermouth.

10.2 A visual tree inspection was requested for T1. It was confirmed on the survey that tree T1 has average vitality with poor form and minor defects.

10.3 Due to the poor structural form of T1 and its reduced long-term value, removal is recommended. Replacement planting with a specimen birch (*Betula utilis* ssp) is recommended in the vicinity, and can be incorporated into the wider, long term development and management of the site.

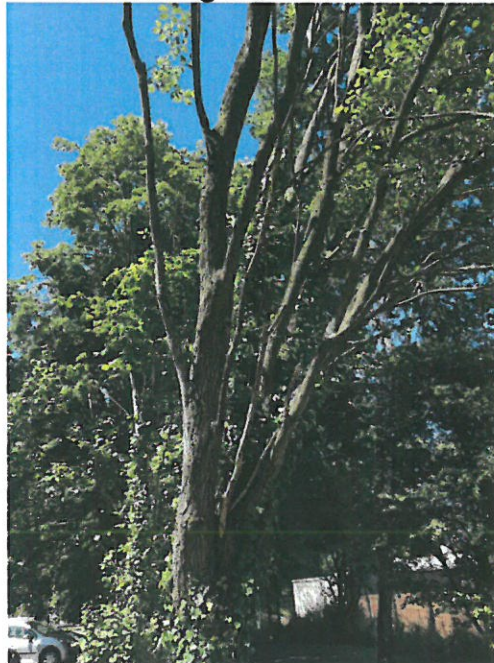
10.4 All tree works are to be in accordance with BS 3998: 2010 *Tree Work - Recommendations*. Tree details can be seen in Appendix 1, Tree Data Table.



Appendix 1 – Photographs.  
P1. Looking north at T1.



P2. Looking west at T1, showing dead lower branches.




P2. Looking east at T1, showing fence damage.



## Appendix 2 – Tree Data Table



Arboricultural Survey - F366-38														 <b>LOWTHER</b>			
Location - Cockermouth		Client - Dobie's Cumbria Properties Ltd						Inspector - Ben Knipe									
Site - Old Fire Station HQ		Date - 03.07.19						Weather - Dry and Bright									
Tree Tag No.	Common Name	Ht (m)	Crown Spread	DBH (cm)	Age class	Physiological	Structural	SULE	Target	Size of Part	Part most likely to fail	PoF	Risk Index	Priority	Comments and Defects	Recommendations	Next Inspection
T1	Goat Willow	12	14	54	M	G	P	10+	2	4	Dead branch	4	<1/1M	Low	<p>A lower value tree located beside the boundary fence. The crown is showing normal health and vitality. Poor form as a result of long term competition. The stem is leaning north and the unbalanced crown is weighted north. The crown has not developed on the south side of the tree due to suppression. No sign of root plate heave however recent ground disturbance has taken place in the root area. Multiple dead branches up to 50mm diameter are in the lower crown overhanging the public footpath. Stem and branch unions are acute, possibly with included bark. The stem is solid with small burrs near ground level. Ivy is covering the bole and a primary stem up to the middle crown. The adjacent wooden fence shows signs of wear - from the stem rubbing over a period of time. Ratio- 50% Opacity- 85% Growth - Normal - around 50mm + Vitality- Good, &lt;5% dead branch tips Quality- Normal, no chlorosis or necrosis.</p>	<p>Remove to facilitate fence maintenance.</p> <p>Replace with specimen birch tree in the vicinity once the ground has been prepared.</p>	2 years

Key:-	
Tree No:-	Number given to the individual tree or group.
Height:-	Height in meters from ground level to the top of the crown.
Crown spreads:-	The distance in meters from edge of the canopy to the other.
DBH:-	Diameter of the trunk at 1.3 m above adjacent ground level. (cm)
Age Class:-	Y = Young, recently planted with no viable seed production. SM = Semi mature, apical dominance with growth to normal crown dimensions for species and height. M = Mature, normal life expectancy with normal crown size for species and type and maximum seed production. OM = Over-Mature, past normal life expectancy and in natural decline. V = Veteran and A = Ancient, both are as defined by Natural England.
Condition:-	G = Good, F = Fair, P = Poor, D = Dead
SULE:-	Safe useful Life Expectancy
Target:-	Person or object the tree is likely to contact should part or the whole tree fail.
Size of Part:-	The diameter of the size of tree or part of tree most likely to fail.
PoF:-	Probability of Failure.
QTRA Score:-	1:1 > 1:1K = Immediate, 1:1K > 1:10K = High, 1:10K > 1:1M = Medium, < 1:1M = Low
Priority:-	I = Immediate (as soon as possible), H = High (within 1 month), M = Medium (within 6 months), L = Low (1 year+).
Deadwood:-	Major = > 100 mm, Medium = 50 to 100 mm, Small = < 50 mm.
Ratio :-	This is the ratio of the live crown height to the total live tree height, expressed as a percentage.
Opacity:-	This is the percentage of light visibility blocked by branches, foliage and reproductive structures of the actual live upper crown.
Vitality :-	This is the percentage of the upper crown that is free from recent mortality on branches with fine twigs, beginning at the terminal portion of a branch and proceeding towards the trunk.
Growth :-	This is the 3-year average terminal shoot extension on three random branches with the same sun exposure that have not recently been pruned or damaged.
Quality :-	This measures the percentage of the upper crown that is free from necrotic, chlorotic or undersized foliage.
Date of Next Inspection	Date in which the next inspection should be carried out if no recommended works are completed.