Cockermouth Town Council

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Sheila Brown, *Town Clerk*
clerk@cockermouth.org

Kirstie Goodger
admin@cockermouth.org

Amy Pattinson
assistant@cockermouth.org

9 August 2023

Dear Councillor,

You are summoned to a meeting of Cockermouth Town Council to be held in the Town Hall, Cockermouth on **Wednesday 16 August 2023 at 7.00 pm** for the purpose of the under-mentioned business.

Please let me know if you are unable to attend.

All welcome.

Yours sincerely

S. Brown

Sheila Brown

1. **Apologies for absence**

2. **To authorise the Mayor to sign as a correct record the minutes of the last meeting held on 19 July 2023 (pages 1-6)**

3. **To note the minutes of the Town Clerk Recruitment Sub Committee held on 3 August 2023 (pages 7-8)**

4. **To authorise the Mayor to sign as a correct record the minutes of the last special planning meeting held on 3 August 2023 (pages 9-11)**

5. **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 code of conduct.

6. **Mayors Announcements** – The Mayor will announce the events he has attended since the last meeting.

7. **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

8. **Planning**

a) To make recommendations upon various planning applications **(page 12)**
b) To make recommendation upon an application for tree works, South Lodge

(pages 13-51)

9. Financial Matters

a) To agree the attached schedule of payments **(pages 52-54)**
b) To consider a request for financial assistance from All Saints School towards a sensory garden **(pages 55-56)**
c) To consider a request from Kirkgate Arts towards their "in my shoes" project **(page 57)**
d) To agree a new bank mandate **(pages 58-65)**

10. Correspondence

a) To note the May/June edition of Calc News **(pages 66-81)**
b) To note the contents of the 23 July, 30 July & 6 August 2023 **(pages 82-97)**

11. Clerks report – To consider the actions in the clerks report (pages 98- 104)

12. Policing in Cockermouth – To discuss policing in Cockermouth with Sergeant McKinnell

13. Mirror bottom of Gote Brow – To discuss the provision of a mirror at the bottom of Gote Brow

14. Non-operation of the lights in Lowther Went – To discuss the non-operation of the lights in Lowther Went

15. Climate Emergency Action

16. To agree meeting dates for 2024 (page 105)

17. Councillor Semple to give a short presentation on the new Lakes and Sea Community Panel (pages 106 – 107)

18. Allocation of Sellafield Social Impact Investment Fund 2023/24 (pages 108-114)

19. Existing Fire H.Q. – To consider writing to PCC regarding retaining our Fire Service

Press and Public Welcome

Agenda Item 2

Minutes of a Meeting of Cockermouth Town Council held in the Council Chamber, Town Hall, Cockermouth on Wednesday 19 July 2023 at 7.00 pm

Present: Councillor R Watson (Deputy Mayor)
Councillor S Barnes
Councillor H Beanland
Councillor M Bowman
Councillor C Bell
Councillor I Burns
Councillor C Bridgman
Councillor D Malloy
Councillor J Samson
Councillor G Telford
Councillor H Tucker

An apology for absence was received from Councillor J Laidlow

There were two members of the public present.

47 Minutes

Resolved – That the minutes of the last meeting held on 21 June 2023 be signed as a correct record.

Arising from minute 37, Councillor Telford reported that Lovell had confirmed that the pathway that leads from their development and runs adjacent to the A66 had been built in line with approved drawings and that it had been inspected by National Highways and that Lovell was currently responding to the issues raised.

48 Minutes

Agreed – That the minutes of the Town Clerk Recruitment Sub Committee be noted.

49 Minutes

Resolved – That the minutes of the last Special Planning meeting held on 6 July 2023 be signed as a correct record.

50 Declaration of Interests

Councillor Tucker declared that she was a substitute member of the Planning Committee of Cumberland Council.

51 Mayors Announcements

Deputy Mayor had attended the following events since the last meeting:-

Wigton Carnival
Gt. Broughton Carnival
Concert by Castlegate Singers
Skate Park Presentations

52 Public Participation

There was no public participation.

53 Planning Applications

Change of use from class E to hot food take away

Land and garage to the rear of Station Street, Cockermouth

Those present expressed concern regarding the opening hours proposed:-

Monday to Friday	11.00am - 1.00am
Saturday	11.00am - 2.00am
Sunday & Bank holidays	11.00am - 2.00am

They felt that opening this late would be unneighbourly as it would generate traffic on Station Street and encourage anti-social behaviour.

If approved, the hot food take away should close much earlier in line with other such premises close by.

The long working hours and unsuitable staff welfare accommodation (no shower provided) were also discussed.

Recommended – Refusal due to unneighbourly opening hours proposed and unsuitable staff welfare accommodation.

If approved it was recommended that the hot food take away close at 12.00 midnight on a Saturday and 11.00pm on all other days.

54 Finance

Resolved – (a) That payments in the amount of £10,429.92 be authorised.

55 Budget Comparison

The Town Clerk offered further training on the budget to those who requested it.

Agreed – That the financial budget comparison report between 1 April 23 – June 23 be noted.

56 LGR Newsletters

Councillor Malloy asked the Town Clerk to find out what summer holiday activity and Food (HAF) activities would be taking place in Cockermouth.

He also asked the Town Clerk to find out if any of the £1m funding from the Sellafield Social Impact Investment Fund will be spent in Cockermouth in the next 12 months and expressed his disappointment that the bin strike had not been resolved. He informed those present that the matter had recently been referred to ACAS.

Agreed - That the contents of the 16/6, 25/6, 2/7 & 9/7/23 LGR newsletters be noted.

57 Clerks Report

Those present considered the content of the Clerk's report.

Members discussed replacing the ageing roundabout due to the cost of repair and whether or not to strim the edge of the Memorial Gardens between Gote Bridge and Millers Bridge.

Councillor Watson informed those present that he had met the Parks Manager of Cumberland Council to discuss the removal of barriers along the Greenway to facilitate access for all users. He had promised to review the matter and remove those he felt could be removed safely.

Councillor Telford had spoken to members of the Castlegate Choir regarding the proposed 2024 choir exchange. She informed those present that her twinning fundraiser would be held on 29 September 2023.

Resolved – a) That the content of the report be noted.

b) That the edge of the Memorial Gardens between Gote Bridge and Millers Bridge be strimmed.

c) That due to the cost of repair, the older roundabout in the Memorial Gardens be replaced with a more disability friendly piece of equipment. Clerk to investigate cost.

d) Clerk to follow up on cost of noticeboard.

58 Climate Change Action

Councillor Watson informed those present that the two EV charging points in Wakefield Road Car Park were being installed by Charge My Street. They were also looking at the feasibility and cost of installing more in Fairfield and Bitterbeck Car Parks.

Councillor Bridgman reported that a new Cockermouth Sustainability Group was to be launched in September 2023. Those present discussed inviting members of the Group to a future meeting of the Town Council once they were up and running.

59 Discussion paper on the repair, maintenance and development of footpaths in Cockermouth

Councillor Beanland submitted a discussion paper regarding the repair, maintenance and development of Cockermouth footpaths.

Some of the footpaths in Cockermouth are in a poor state of maintenance.

He gave the following examples:-

The steps leading and footpath from Dale View to the old railway bridge
The path on the north side of Double Mills bridge
The footway from Kirkgate to the footbridge over Bitter Beck near St. Helens Street
The footway from Slatefell Estate to the Kirkgate Centre car park.

He suggested that a survey of the footpaths/ways in each ward be undertaken by the councillors for that ward or their proxies.

On the basis of the survey, the town council would draw up a voluntary group whose members would undertake remedial work to solve minor maintenance issues such as cleanliness, weeding etc. Where the work was of a more serious nature and could not be undertaken by volunteers, then external contractors would be asked for estimates/quotes and the budget adjusted accordingly to enable this work to be undertaken during a specified time period. He further suggested that a long term plan for footpath improvement and development be drawn up.

Councillor Burns stated that Cumberland Council were responsible for public rights of way. She expressed concern regarding volunteers using equipment, training and insurance.

Councillor Malloy referred to the discouraging email from Countryside Access which stated that works must comply with CDM regulations and British Standards and the requirement for liability insurance etc if working on public rights of way. He added that Cumberland should survey their own footpaths. Strawberry How was a temporary path which was created when the old path was stopped up. The new path would meander through the new estate once it was completed.

Councillor Beanland argued that some of the paths were not public rights of way and that local councils were able to carry out works. He had been a member of the Fix The Fells for over ten years and the issue of comebacks had never arisen. Works would be covered by our insurance.

Councillor Telford stated that ownership could be fraught.

Councillor Bowman said that she was in favour of the broad thrust of the paper and suggested that a survey be undertaken to find out where the main areas of concern were.

Councillor Burns agreed to that suggestion in principle. She stated the Cumberland Council needed to be held accountable. She stated that she was more concerned about the condition of the paths that no-one wanted to take responsibility for.

Councillor Beanland proposed that the footpaths/paths be surveyed. He offered to design a pro-forma to assist the process. Councillor Tucker seconded the proposal.

A vote was taken. All were in favour.

Resolved – That a survey of the footpaths/ways be undertaken by the councillors for that ward or their proxies using a proforma designed by Councillor Beanland and that the findings be collated and sent to the Director of Highways.

60 Anti-social behaviour in Cockermouth

The residents of Double Mills wished to flag up increasing levels of anti social behaviour that was occurring across Cockermouth from what seemed to be a relatively small number of children of both primary and secondary school age.

They requested that a meeting be convened with interested parties e.g. the Town Council, Secondary and Primary Schools Heads, Police and any other community

interested parties such as the Chamber of Commerce to agree a strategy and action plan to begin to address this issue.

Councillor Burns agreed to provide the contact for a senior officer.

Councillor Barnes criticised the lack of police present at Town Council meetings and Stated that even though we had a police station on the edge of town, folk did not feel safe in their own homes.

Councillor Bell stated that vandalism had put 6 shops out of business for a week and that she had tried her hardest to get anti-social behaviour resolved. The Town needed more police presence.

Councillor Malloy asked how many examples of anti-social behaviour we were aware of?

Councillor Tucker stated that the Police should be informing us of incidents.

Councillor Samson queried the Police Strategy for Cockermouth.

Councillor Malloy suggested a general discussion with the Police and that PCSO's should visit the schools to dissuade anti-social behaviour.

Resolved – a) That a senior ranking police officer be invited to future meeting to discuss their current approach to policing in Cockermouth & that a copy of the request be sent to the Police & Crime Commissioner.

b) That the Town Clerk enquires if our CCTV has been used in the detection of a crime.

meeting closed at 20.34 pm

Minutes of a meeting of the TOWN CLERK RECRUITMENT SUB COMMITTEE held on Thursday 3 August 2023 at 10.00am in the Council Chamber, Town Hall, Cockermouth

Present: Councillor H Beanland (Chair)
Councillor J Samson
Councillor C Bridgman
Councillor M Bowman

40 Election of Chair

Resolved – That Councillor Beanland be elected chair for the ensuing meeting.

41 Declaration of Interest

None declared.

Resolved – That under the Public Bodies (Admissions to Meetings) Act 1960, the public be removed for the following item of business due to staffing issues being discussed.

42 Recruitment of a new Town Clerk

Resolved – That the short-listing analysis matrix against person specification that avoids direct or indirect discrimination be deferred until the next meeting.

43 Actions in the event of no applications/appointable candidates

Five packs had been distributed to potential candidates but no applications had been received.

Those present reviewed the advert and pack contents.

Resolved –

a) That the job advert be re-written.

b) That the person specification be revised.

c) That the holiday entitlement be increased to 26 days holiday plus 8 bank holidays per annum.

d) That the advert be re-advertised on the Town Council website, Town Council social media page, with Calc, with Nalc and with Cumberland and Westmorland and Furness Council.

e) That the advert be also advertised in local and national press and that the cost be met from balances.

g) That the deadline for applications be extended until 11.59pm on Sunday 10 September 2023

h) That shortlisted candidates be considered at a meeting of the Town Clerk Recruitment Sub Committee to be held on 14 September 2023 at 10.00am.

i) That short listed candidates be considered at Town Council on 20 September 2023

j) That interviews be held on 27 September 2023.

The meeting closed at 11.10am

Minutes of a Special Planning Meeting of Cockermouth Town Council held in the Council Chamber, Town Hall, Cockermouth on Thursday 3 August 2023 at 7.00 pm

Present: Councillor J Laidlow (Mayor)
Councillor S Barnes
Councillor C Beanland
Councillor C Bell
Councillor M Bowman
Councillor I Burns
Councillor C Bridgman
Councillor D Malloy
Councillor G Telford
Councillor J Samson
Councillor H Tucker
Councillor R Watson

44 Declaration of Interest

Councillor Tucker declared an interest in planning application FUL/2023/0088 (as amended) due to being a substitute member of the Planning Committee of Cumberland Council.

45 Public Participation

There was none.

46 Planning Applications

2/23/9002

Section 73 application to amend condition 1 (time limit) of planning permission 2/23/9002

St Joseph's School, Mountain View

Recommended – Approval

FUL/2023/0159

Erection of steel railings to site frontage and erection of steel pavement barriers to private estate road

Orchard House, Strawberry How

Recommended – Approval

FUL/2023/0088 (as amended)

Change of use from site of former fire station to private housing development

Former Fire Headquarters, Station Road

Councillor Telford stated that the amended plans had not addressed the lack of detail in respect of flooding and drainage issues.

Councillor Beanland referred to drawing 17, he expressed concern regarding the diversion of the path onto the ingress/egress of the site particularly as it was only 1.2 metres wide and the potential conflict that could create between road users and pedestrians.

He requested clarification as to whether or not the existing footpath would continue past the Fire H.Q.

Councillor Burns pointed out that the path was a safe route to school.

Recommended – refusal on the same grounds as previously stated.

47 Application for Tree Works

WTPO/2023/0023

T1 Chestnut tree – reduce crown by 3 to 4 metres

4 South Lodge, Simonscales Lane

Recommended – approval

48 Application for Tree Works

CAT/2023/0018

Removal of 5 ash trees

Double Mills

Recommended - approval

Their replacement with five native trees is welcomed.

49 WTPO/2023/0021

Removal of branches and single larger stem from willow tree crossing boundary Line

The Fitz, Benask, Fitz Road

Recommended - approval

The meeting closed at 7.21 pm

Reference: **FUL/2023/0165**
Proposal: Additional workshop / store
Location: P And R Benn, Lakeland Agricultural Centre, Cockermouth CA13 0QQ

Reference: **HOU/2023/0131**
Proposal: Erection of single storey front and single storey rear extension for additional living accommodation
Location: 9, Lingfell Avenue, Cockermouth, CA13 9BE

Reference: **HOU/2023/0133**
Proposal: Construction of front entrance porch and pitched roof to existing side extension replacing flat roof
Location: 17 Slatefell Drive, Cockermouth CA13 9BT

Reference: **FUL/2023/0173**
Proposal: Demolition of existing building and erection of 3 detached dormer bungalows with associated infrastructure and landscaping
Location: The Orchard, Strawberry How Road, Cockermouth, CA13 9XQ

Asenda Item 8b)

Assistant - Cockermouth TC

From: Clerk - Cockermouth TC
Sent: 01 August 2023 12:32
To: Assistant - Cockermouth TC
Subject: FW: Planning Application WTPO/2023/0025

Please print off for Aug tc meeting

Sheila Brown
The Town Clerk
Cockermouth Town Council
The Town Hall
Market Street
Cockermouth
Cumbria
CA13 9NP

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From: Lesley Currie <lesley.currie@allerdale.gov.uk>
Sent: Tuesday, August 1, 2023 12:10 PM
To: Clerk - Cockermouth TC <clerk@cockermouth.org>
Subject: Planning Application WTPO/2023/0025

Dear Sir/Madam

Consultation on planning application

Reference No: WTPO/2023/0025

Applicant: Simon Ray

Proposal: Multiple Trees locations shown in tree report attached

Location: South Lodge, Simonscales Lane, Cockermouth, CA13 9FB

Please indicate any observations you/your department may have by e-mail to planning1@cumberland.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 by 22/08/2023. 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 WTPO/2023/0025.

Please note that all the information contained in this application can be viewed by the public and on our website.

Yours faithfully

Kerry McCartney

Specialist - Planning

Cumberland Council

Allerdale House
Workington
Cumbria CA14 3YJ
Telephone 0300 373 3730
cumberland.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 (as amended)

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.

Tree Location

Please provide the address of the site where the tree(s) stands (full address if possible)

Number

Suffix

Property Name

South Lodge

Address Line 1

Simonscales Lane

Address Line 2

Address Line 3

Cumbria

Town/city

Cockermouth

Postcode

CA13 9FB

Description of site location must be completed if postcode is not known:

Easting (x)

312341

Northing (y)

529951

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')

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Ray

Company Name

Totem tree services

Address

Address line 1

The barn

Address line 2

Asby lane

Address line 3

Asby

Town/City

County

Cumbria

Country

Postcode

CA144RT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Simon

Surname

Ray

Company Name

Totem trees

Address

Address line 1

The barn

Address line 2

Asby lane

Address line 3

Town/City

Asby

County

Country

United Kingdom

Postcode

Ca144rt

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

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

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).

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 aboricultural advice or other diagnostic information from an appropriate expert.

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 the 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 report and recommendation schedule of works from care of trees

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

Multiple Trees locations shown in tree report attached

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 below 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) – Whole crown reduction to 12m above ground level, to provide sufficient clearance to property.

Sketch plan requirements

Your plan needs to show the precise location of the tree(s) in relation to nearby property/roads/boundaries. It should, therefore:

- indicate the main features of the site where the tree(s) stand and its surroundings; in particular, you should:
  - mark and name surrounding roads
  - sketch in buildings, including adjoining properties
  - add house numbers or names
- mark the position of the tree(s) to which you want to carry out work and identify them by the number shown in the Tree Preservation Order where possible; if you use a different number, please make sure that this can be matched with your description of the tree(s)
- if there are many trees on the site, make clear which tree(s) are included in this application by:
  - marking all trees on the plan, but only numbering those to which you want to carry out work
  - showing the approximate distance between the application tree(s) and buildings
  - adding other relevant features on the site (e.g. greenhouse, paths)

If it is impossible to identify the tree(s) accurately on the plan (e.g. because they are part of a woodland or group of trees), please identify their approximate location on the plan and provide details of how the tree(s) are marked on site (e.g. high visibility tape, tree tags, paint, etc); trees must not be marked by scarring or cutting into the bark.

Tree 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 tree location)

Name/Company

Title

***** REDACTED ******

First name

***** REDACTED ******

Surname

***** REDACTED ******

Company Name

Address

Number

Suffix

Property Name

South lodge

Address line 1

Simonscales lane

Address line 2

Address line 3

Town/City

Cockermouth

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

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.

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?

○ Yes
⊘ No

Declaration

I/We hereby apply for Tree works: Trees in conservation areas/subject to TPOs as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

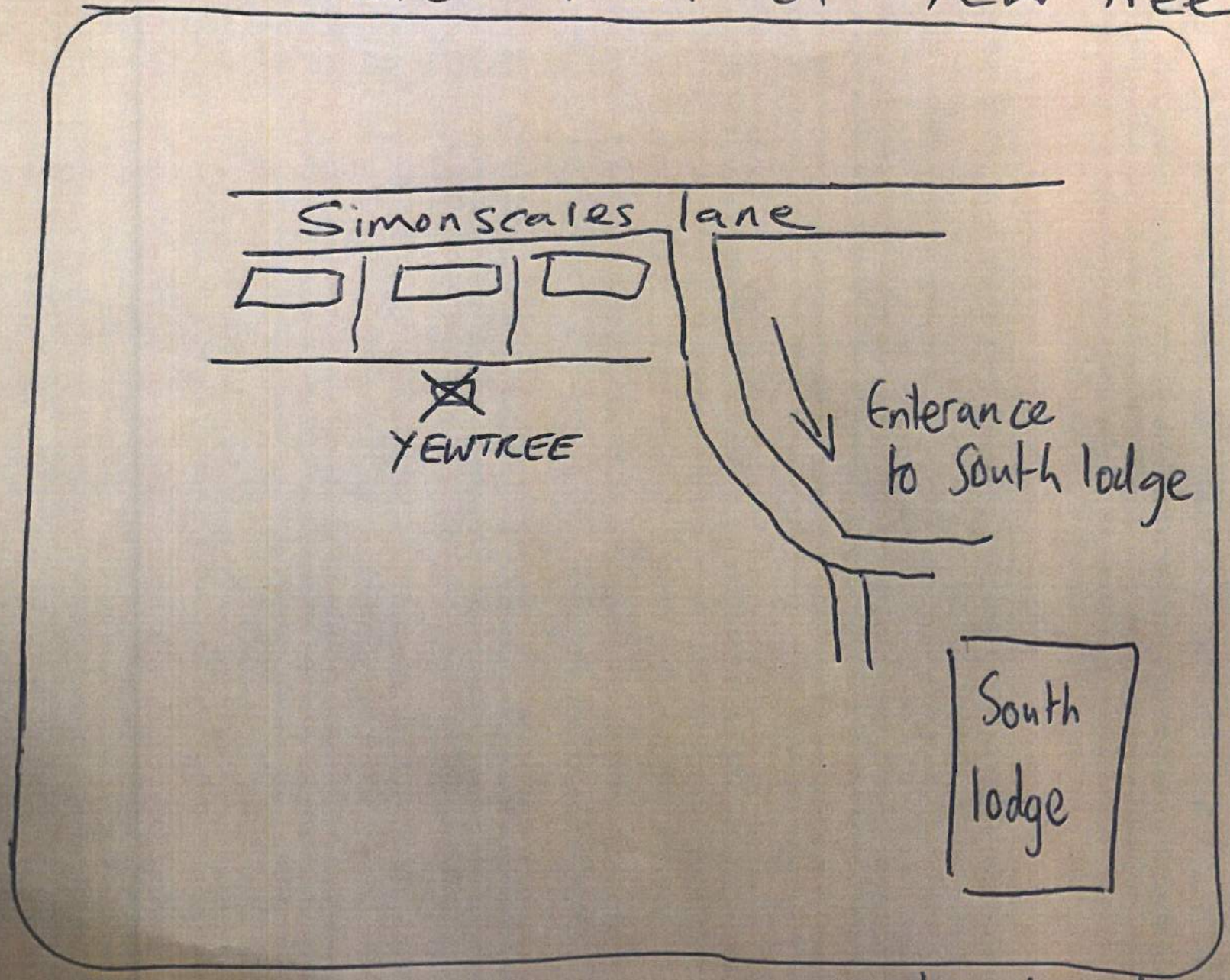
Signed

Simon Ray

Date

31/07/2023

Sketch Plan of Yew Tree



Cut to boundary line Very

The CARE of TREES
Arboricultural Consultancy

Tree Survey at South Lodge

10th December 2022

Matthew Jones
Bsc (Honours) For, Cert.Arb (RFS)

Summary

All trees within the property of South Lodge were surveyed. Any trees not included in this report are considered to have a low risk of harm. The trees have been divided into three categories, those that have an unacceptable risk of harm, trees with a tolerable risk of harm and those with a broadly acceptable risk of harm. In total twenty-four trees were included in this report due to their condition. Of these, one has a borderline unacceptable risk of harm. Twelve trees had a tolerable risk of harm and the remaining ten have a broadly acceptable risk of harm.

Two large Beeches T20 and T21 within the property were found to be infected by decay fungi known as *Ganoderma* at the time of the previous survey. The *Ganoderma* fungus on the largest Beech T20 has not changed and its structural condition is not considered to be significantly affected. The decay brackets on the adjacent Beech T21 have now grown into the distinctive *Ganoderma* brackets. These are located around fifty percent of the circumference and this tree will require a decay test to assess its condition in the near future given its proximity to the neighbouring gardens and properties.

The remaining trees with a risk of harm rating in the tolerable and broadly acceptable categories do not require tree work to reduce any risk of harm. Some of the work recommended in these categories is what I term as maintenance work such as the severance of Ivy and pruning back low branches from the drive. This is considered good tree management and can be carried out if budgets allow.

The Beech with the decay falls into this category but it is prudent to carry out a decay test to assess the probability of failure with more detail. The Spruce also falls within this category but from a long term perspective this would be best removed.

The trees are protected by Tree Preservation Order no 5 (2007) by Allerdale Council. Any work recommended in this report apart from the removal of deadwood from the canopies of the trees will require an application submitting for approval by the local authority.

1. Introduction

1.1 Work Instruction

The work was instructed through the property owner Omar Khan, who has concerns about the condition and risk associated with the trees on his property following some complaints from the neighbours.

This survey aims to assess the health and condition of the trees and the potential for them to cause damage to property and people. Where the risk is deemed significantly high work recommendations have been given to reduce the likelihood of tree failure.

1.2 Report Limitations

The trees were inspected from ground level unless otherwise indicated. All visual recommendations relate to the condition of the trees on the date of the survey and are valid for one year. The recommendations in this report should be carried out to manage the risks posed by the trees and reduce them to an acceptable level.

Trees are dynamic living organisms whose health and condition can change rapidly and therefore no tree can be guaranteed one hundred percent safe. However they are unlikely to cause significant damage or harm once the recommendations in this report have been implemented, unless the weather have been extreme or the conditions on the ground have changed rapidly.

2. Site Visit and Observations

2.1 Conditions at Time of Survey

The trees were inspected on the 16th of November 2022. The weather was settled. All heights and diameters of the trees were measured using a diameter tape and Leico disto range finder.

2.2 Site Description

South Lodge is a period house situated along Simonscale Lane in Cockermouth. The property has extensive grounds with many mature trees that include Beech, Sycamore, Sitka Spruce and Ash.

2.3 Location of Trees and Identification

The trees surveyed, can be seen identified on the map below, the colours represent their risk of harm. Full tree data and work schedule with work recommendations can be found in the appendix.

3. The Tree Survey Method

The tree survey method was carried out using the Quantified Tree Risk Assessment (QTRA) system which quantifies and combines the components of tree failure risk. It is possible to calculate with some accuracy the usage of vehicular and pedestrian targets upon which trees could fail. It is also possible to estimate the repair or replacement cost of property that could be damaged in the event of a tree failure. The probability that a tree or branch will fall can be estimated. The potential impact from a failing tree or branch can be estimated on the basis of the comparative assessment of the branch or stem diameter.

The Quantified Tree Risk Assessment system is based on mainly estimated values and whilst the system is numerically self consistent, the 'risk of harm' outcomes are based on observations made by tree inspectors, surveyors and land managers. The system provides a method for the probabilistic risk assessment of harm from tree failure but is not predictive in an absolute sense and does not seek to provide an absolute threshold. However the system does provide a statistical assessment of tree failure risk.

Where land is constantly occupied by people or by valuable property, a moderately small tree might, by virtue of its position, represent a significant 'Risk of harm'. On the other hand, a large tree in an area of low access such as a remote woodland or country park will represent only a very low 'Risk of harm' even where its stability is substantially compromised. In the latter scenario, access to a remote area will be considerably reduced during the high wind events that are most likely to result in failure of trees and as a result the risk from tree failure in these areas is further reduced.

The use of quantification in the assessment of tree failure risk enables property owner and managers to operate, insofar as is reasonable practicable, to a predetermined level of acceptable risk without expending disproportionate resources on either risk assessment or reduction.

3.1 The Method

The QTRA system produces a Risk of Harm figure, calculated from combining three components:

1. The Target
2. Size of part most likely to fail
3. Probability of failure

The system assesses the probability of significant harm from failure within a period of one year.

3.2 Risk of Harm

A probability of death or serious injury of 1/10,000 is suggested by the health and safety executive as the limit of acceptable risk to the public at large from the failure of any individual tree within one year of assessment. Using the 1/10,000 limit, risk exceeding 1/10,000 should be considered for urgent remedial action to reduce the risk to less than 1/10,000.

The key figure in the tree survey is the risk of harm. This figure represents the probability of a tree causing harm within the next twelve months.

3.3 Managing Risks

Current guidelines suggest that risk management should be proportional to the benefits conferred by trees and the costs of reducing risk levels. For example many trees may contain defects which could be deemed as a low risk. It is disproportionate to expect trees to have zero risk. This expectation would lead to hundreds of trees being removed for minor defects with huge cost involved.

The QTRA outputs can be measured against the HSE's Tolerability of Risk framework to aid decision relation to risk reduction works. The different categories of risk are as follows:

QUANTIFIED TREE RISK ASSESSMENT - RISK DECISION INFORMING FRAMEWORK

Risk Thresholds	Description	Action
	Unacceptable Risks will not ordinarily be tolerated	• Control the risk • Periodically review the risk
1/1 000	**Unacceptable** (where imposed on others) Risks will not ordinarily be tolerated	• Control the risk • Periodically review the risk
	Tolerable (by agreement) Risks may be tolerated if • those exposed to the risk accept it, or • the tree has exceptional value	• Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value • Periodically review the risk
1/10 000	**Tolerable** (where imposed on others) Risks are generally tolerable	• Assess costs and benefits of risk control • Control the risk only where a significant benefit might be achieved at a reasonable cost • Periodically review the risk
1/1 000 000	**Broadly Acceptable**	• No action currently required • Periodically review the risk

3.4 Target Ratings for South Lodge

Targets represent the value or occupancy. This considers the repair or replacement value of property that might be damaged and the average occupation by people over the coming year.

The main targets that the trees could strike are pedestrians, property and vehicles using the drive. The majority of these trees are located on the boundary of neighbouring property gardens. Where trees are overhanging the gardens the target rating three has been chosen that equates to 2 minutes to 14 minutes a day of occupation averaged out over a year. Where trees are most likely to strike property the target value has been selected based upon the replacement or repair cost of estimated damage.

The information below has been organised according to the risk decision informing framework taken from the table above that outlines the different risk thresholds.

Any tree with a risk rating of greater than 1/10,000 is an unacceptable level of risk and requires risk reduction measures to prevent harm to people and property. These are unacceptable risks where they are imposed on others without their agreement.

Any risk between 1/10,000 to 1/1 million is considered tolerable and depends upon the cost and benefit of risk control.

Risk less than 1/1 million is broadly acceptable and therefore no work is required. The calculations of the risk assessment can be found in Appendix 4 Risk Assessment Calculation Values and Ranges.

4. The Tree Survey

All trees within the property of South Lodge were surveyed. Any trees not included in this report are considered to have a low risk of harm. The trees have been divided into three categories, those that have an unacceptable risk of harm, trees with a tolerable risk of harm and those with a broadly acceptable risk of harm. In total twenty-four trees were included in this report due to their condition. Of these, one has a borderline unacceptable risk of harm. Twelve trees had a tolerable risk of harm and the remaining ten have a broadly acceptable risk of harm. Below is a summary of the key findings. The full list of tree works recommenced can be found in the appendix.

4.1 Trees With an Unacceptable Risk of Harm of Greater Than 1/10,000

The tree below is considered to have an unacceptable level of risk and therefore the recommendations should be carried out.

T007 Larch

This is a dead Larch located within the woodland on the eastern boundary. This tree has died and the Ivy growing up it has either died naturally or has been severed. Trees when they lose life force are quickly degraded by decay fungi. This tree at present is most likely within tolerable limits but has been given an unacceptable risk of harm as its probability of failure will increase between now and the next survey leading to an increase in the risk of harm.

Figure 1 - Dead Larch leaning towards garden

4.2 Trees With a Tolerable Risk of Harm of Between 1/10,000 To Less Than 1/1 Million

These trees at present have a tolerable level of risk. Any trees where the probability of failure is unlikely to increase between now and the next survey have a risk of harm that is as low as is reasonably possible. These trees can be found in the appendix on the work schedule and work schedule prioritised. If the condition of the trees decline and the probability of failure increases then they will be in the unacceptable risk of harm category, they have therefore been included below.

T19 Hawthorn

The Hawthorn is located on the northern boundary adjacent a property garden on Lodge Close. This has Ivy growing up it and has partially failed onto the fence line of the adjacent property. It does not present much of a danger to users of the garden but if it fell would most likely damage the fence. This has been recommended for removal.

Figure 2 - Dead Hawthorn covered in Ivy with a broken branch leaning on the fence

T21 Beech

This Beech was found to be in the early stages of a decay fungal inflection. On this survey it was identified as *Ganoderma*, a decay fungus that infects the stem of the tree and over time can reduce the structural strength leading to tree failure.

The decay brackets that are produced by the fungus now appears on three sides of the tree. The tree branches into two stems at one meter and the decay fungus is located just below this point. This is a structurally significant point at which the two stems fuse together.

Figure 3 - *Ganoderma* bracket on tree

Figure 4 - Co-dominant stem and location of bracket fungi to south

This stem is most likely to be affected by the decay fungus with the potential for this to fall across two gardens and potential strike the house given its direction of lean. At present the probability of failure is most likely five this would bring its risk of harm to 1/300,000, but with the location of the decay close to the co-dominant stem there is some unknown in this calculation.

The wind predominantly blows from the south west, therefore into the woodland and the tree is sheltered by other large trees, therefore wind loading on it will be moderate compared to an open grown tree. Trees with good vitality tend to produce adaption wood when they experienced increased bending motion to strengthen weakened parts, this can be seen by stem thickening and fluting on the stem and at the base of the tree. There is no significant signs of this at present and therefore its safety factor may not have been exceeded to stimulate the allocation of this.

Once trees are infected with decay fungi they can stay with the tree for many years until either the tree becomes unstable or the available wood susceptible to decay is depleted and the new wood growth compartmentalises the decay.

I would recommend that this tree is further investigated to assess the extent of the decay within the main trunk due to the possibility that this may have an affect on the adjoining stem.

Often trees are infected by multiple decay fungi that can include Meripilus giganteus as mentioned in the last report. This root rotting fungus fruits late summer to early autumn and has distinct large

mushrooms at the base of the tree. The photos of this have been included in the appendix for reference if any are seen at the base of this tree or the neighbouring tree T20.

T16 Sitka Spruce

This Sitka Spruce was found to be infected by a decay fungus at the time of the last inspection. These trees when infected by decay fungi tend to break at the stem. Spruces are often wind loaded significantly due to their great heights they reach and this can affect their stability when combined with infection by decay fungi. The Spruce is growing in the shadow of the larger Spruce and therefore its vitality is moderate at present.

Figure 5 - Spruce

Sitka Spruce can grow to heights of over thirty metres and the decay is most likely to worsen over time the current risk of harm is 1/30,000. If the probability of failure increased between now and the next survey then this would be in the unacceptable risk of harm. From a long term perspective this would be best removed.

4.3 Trees With a Broadly Acceptable Risk of Harm of Less Than 1/1 Million

The majority if the trees in this category include trees that have low branches over the driveway or have branches that could be pruned back from neighbouring property structures such as sheds. The large Beeches have been included below due to their current condition. The full work specification for all trees in this category is located in the appendix in the work schedule or work schedule prioritised according to risk.

T20 Beech

This is the largest Beech of the three located to the rear of the properties on Lodge Close. This tree was found to have an infection by a decay fungus at the time of the last survey. The *Ganoderma* decay bracket has not grown in any way and therefore the decay is likely to be contained within a small area of the stem area. When decay fungi have broken down significant amounts of wood within a tree they tend to produce larger brackets. Trees also produce adaption wood in response to increased bending stresses. Given the size of the stem the decay would need to be present for many years for it to become structurally unsound. The only site of the immature bracket is on the east of the tree and therefore there appears to be little change in its condition. This can be resurveyed in three years time.

Figure 6 - Decay bracket on Beech showing no signs of change in size or quantity

T1 Copper Beech

This Beech adjacent the main house appeared to have signs of fungal activity at the base between some of the buttress roots in the previous survey. This survey there was no signs of any fungal growth and what was seen at the last survey may have been decay on some dead dysfunctional wood at the base of the tree or on something in-between the buttress roots for example some decaying leaf matter or twigs. There were no signs of decay fungi on the stem or at the base of the tree and the vitality of the tree is normal. This can be resurveyed in three years time.

The stem of the tree shows signs of Beech Bark disease as discussed below. A number of Beeches within the property show signs of this, this includes T21 the Beech with *Ganoderma* decay fungus. This can be seen on the photo below. This appears to be an old infection and there were no signs of the insect or fungus.

Figure 7 - Beech Bark Disease evident on stem

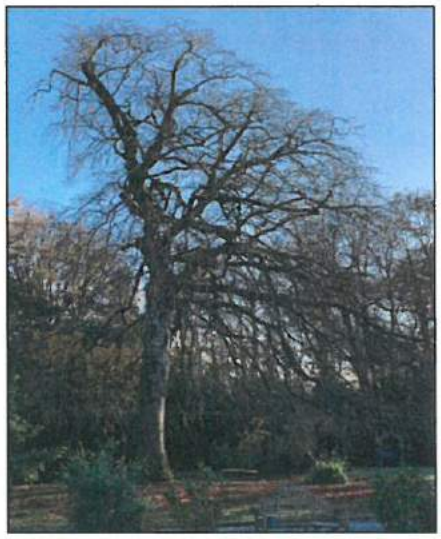


Figure 8 - Showing normal vitality of canopy

4.4 Beech Bark Disease

Beech bark disease is caused by the complex association between the Beech scale insect called *Cryptococcus fagisuga* and a fungus known as *Nectria coccinea*. The insect sucks the sap from the bark leaving small holes in which the fungus can grow and colonise the bark, over time the bark starts to die and shed and disrupts the physiological processes of water transportation and the movement of sugars and energy made in the leaves down into the roots.

The die back and bark shedding leads to the death of the cambium below that creates new annual wood on the stem preventing the formation of new wood where the bark has died. It also leads to the death of the transportation network that distributes water and sugars that are made in the leaves by photosynthesis, the leaves take on a yellower colour and become smaller and sparser. This in turn affects the physiological function of the tree leading to a deterioration in vitality of the tree. In the initial stages bark shedding is not significant to affect the overall physiological function of the tree. In small patches the tree can work around this by redirecting water and sugars around the areas of dead bark. When the bark die back and shedding become more established, the tree starts to become girdled and effects in the crown become more evident leading to a gradual decline in its condition

Figure 9 - Beech Scale Insect and woolley exudation

Figure 10 - Fungus *Nectria coccinea* that leads to bark

The Scale suck the sap leading to small wounds in the bark that can weaken trees but this does not usually cause mortality, which only occurs after the trees have been invaded by the *Nectria* fungus that causes the bark death. In trees that are left untreated, the association between the Beech Scale insect and the fungus can kill trees within three to six years of infestation. Warmer winters do not kill the Beech Scale and this then overwinters leading to further colonies and infestations increasing the likelihood of the fungus entering the bark. Where Beech bark disease becomes established, most of the larger trees will die as the bark at the base of the tree becomes progressively killed by the fungus. Some trees seem to be partially resistant to the disease and a small number seem to be completely resistant. Generally in domestic trees if the Beech Scale is noticed this can be either treated with an insecticide to kill it or using a horticultural oil that is applied to the area where the insects are, these methods can control and eradicate the insects. The eradication of the insects leads to less wounds through which the fungus can enter the bark causing its death.

When the bark sheds, the wood underneath is exposed to the elements. The tree cannot also produced annual rings as the bark layer is responsible for the allocation of new wood on the stem and branches. Over time the wood can become colonised by decay fungi leading to a higher probability of failure. Some trees do recover and produce callous growth without significant decay developing.

Generally colder winters can kill off the insect preventing spread, where infestations remain trees can also be treated where a horticultural oil that suffocates the insect preventing its spread.

4.5 Ivy Growth

Ivy is growing up a number of trees that include the large Sitka Spruce. Ivy is not parasitic but uses the tree for support where it can grow into the canopy. The Ivy can compete with the tree for light and can adversely affect their vitality by shading out internal growth.

Ivy also increases the sail area that can be caught by the wind and can magnify wind loading within trees. It can also obscure defects that can remain hidden beneath the Ivy and therefore it can be impossible to make a full assessment of tree risk. I would recommend that any tree with significant Ivy growth should have this severed periodically to prevent it growing into the tree canopies.

4.6 T9 Oak

This Oak shows a decline in vitality with some shoot die back. The branches of Oaks will not grow into the branches of other trees in a term know as crown shyness, this can limit their vitality as they are not able to produce bigger canopies. There are three Sycamore and a Beech shown in the picture below that could be removed to give the Oak more room to grow into and bring it more into view in the garden. Its vitality may or may not improve over time. The vitality of trees changes slowly and may take five to ten years before a notable difference is seen.

Figure 11 - Trees competing with light and space with Oak

4.7 Work Recommended

Trees with a risk of harm rating of greater than 1/10,000 should have the work recommendations carried out as soon as possible. These trees have an unacceptable level of harm. Any other risk of harm rating is within a tolerable and broadly acceptable level of risk and therefore no tree pruning or removal work recommended in this report needs to be carried out from a health and safety perspective. The Beech T21 requires further investigation into its condition to assess its probability of failure.

If budgets allow then the other work recommended in this report can be carried out. This is aimed at good tree management that may include keeping trees pruned back from adjacent properties and the driveway. This is not essential but recommended depending on budgets.

4.8 Summary - Risk of Harm

Full work required can be found in the Tree Survey Data and Tree Work Schedule Prioritised in the appendix.

As a summary the following work needs to be carried out due to the risk of harm of greater than 1/10,000:

Unacceptable Risk of Harm

T7 Dead Larch - Fell

Tolerable Risk of Harm

T20 Beech tree - Requires decay test within 18 months
T19 Hawthorn - Remove due to condition and partially snapped and hanging branch over neighbouring fence line.
T12 and T13 are both small Sitka Spruce, these trees have unstable root plates and although their risk of harm is tolerable they could be removed as they are most likely to fall down over time.
T16 Sitka Spruce - This decay has spread and this will worsen over time so would be best removed.

Broadly Acceptable Risk of Harm

The following trees could undergo maintenance work although this is not considered essential work:

T1 Copper Beech - Crown lift lower branches over drive to 4m / prune back from drive
T4 Sycamore - Crown lift lower branches over drive to 4m
T3 Douglas fir - Crown lift lower branches over drive to 4m

T8 Broadleaves - Prune back encroaching branches from neighbours log shed leaving 2m clearance
T15 Sitka Spruce - Sever Ivy (this is recommend as will aid future inspections)
T11 Ash - this tree has die back and some decay at the base, it is likely to go into decline at some stage due to die back leading to a quicker spread of decay at the base. This would be okay to leave until the next survey as the risk of harm is significantly low.
T18 Goat Willow - this tree is significantly over having the garden of a property on Dale View and could be pruned back.

T18 Goat Willow and T8 the Broadleaved group as mentioned in the previous report, it is not necessary to prune these back as adjacent property owners can prune these back to the boundary by law, taking into account the preservation order on the site. They are mentioned here because the overhang is considerable and the branches from both are encroaching onto structures, one a log shed and the other a shed. If budgets allow and it is desired they could be pruned back but this is not essential.

5. Legal Considerations

5.1 Tree Preservation Orders and Conservation Areas

The trees are protected by Tree Preservation Order no 5 (2007) by Allerdale Council. Any work recommended in this report apart from the removal of deadwood from the canopies of the trees will require an application submitting for approval by the local authority.

5.2 Felling License

Any work recommended in this report is exempt from a felling license.

5.3 Carrying Out Tree Work

Any tree work should be carried out by a suitable qualified arborist/tree surgeon to British Standard 3998:2010 Tree work - Recommendations. They should also abide by Health and Safety legislation and be suitably insured to carry out such work.

5.4 Future Tree Surveys

The trees should be surveyed once every two to three years or after a severe storm apart from the Beech T21 that requires a decay test within 18 months.

5.5 Highway Law and Trees

Landowners Responsibility

The Highways Act 1980 states that a public highway should be kept clear of obstructions. Trees are living and growing organisms that can grow, in time, over a highway and impede the movement of pedestrians and vehicular traffic. Therefore landowners who have properties adjacent to the highway should be aware of their responsibilities to keep vegetation and trees clear.

Height Clearance over highway

Minimum clearance should be 2.4m over a footpath and 5.2m over a road (measured from the centre line). As a guide, these minimum clearances should be sufficient to allow a 2m person with an umbrella up to walk unimpeded along a footpath and a double-decker bus to travel along a road without hitting any overhanging branches.

Street lights and signs

The landowner also has a responsibility to ensure that vegetation is kept clear of road signs and street lights.

Dangerous trees

The landowner has a 'duty of care' to ensure that trees in their ownership do not pose a danger to highway users. This includes dead trees, dangerous trees, and dead and dangerous branches etc.

5.6 The Occupiers Liability Act

The Occupier's Liability Act 1957/1984 lays down a duty for landowners to take reasonable steps to ensure that their premises are reasonably safe for visitors. In relation to trees, steps should be taken to ensure that the trees are inspected and kept in reasonable condition.

5.7 Duty of Care

The landowner has a 'duty of care' to ensure that trees in their ownership do not pose a danger to passersby and property. This includes dead trees, dangerous trees, and dead and dangerous branches etc.

5.8 Wildlife Protection Legislation

Any tree work carried out should comply with the following legislation:

Bats and Birds

Wildlife and Countryside Act 1981: Certain plant and animal species are scheduled in the Act, and in addition all wild birds are protected during nesting (Schedule 1 Birds, Schedule 5 other animals, Schedule 8 plants). It is an offence to ill treat any animal; to kill, injure, sell or take protected species (with certain exceptions): or intentionally to damage destroy or obstruct their places of shelter. Bats and their roosts enjoy additional protection including when found in a dwelling house, and their discovery must be reported to Natural England

The Conservation (Natural Habitats, etc.) Regulations 1994 (the Habitat Regulations):

This Act implements the requirements of the European Habitats Directive and affords additional protection to animals and plants listed in Annex IV of the Directive. It is an offence to deliberately kill, injure, take or disturb listed animal species; to destroy their resting places or breeding sites; or to pick, collect, cut, uproot or otherwise destroy listed plant species.

Countryside and Rights of Way Act 2000: Part III of the Act strengthens the protection of SSSIs and the enforcement of the Wildlife and Countryside Act. It also supports the growing importance of Biodiversity Action Plans and the role of local wildlife sites in contributing toward Biodiversity Action Plans.

Appendix 1

1. Qualifications and Experience

1.1 Qualifications

Matthew Jones has a BSc in Forestry and Woodland Management from the University of Central Lancashire and has The Royal Forestry Certificate in Arboriculture. He is also a certified QTRA (Quantifiable Tree Risk Assessment) licensed user.

1.2 Practical Experience

Matthew Jones has spent over fifteen years working in the Arboricultural industry. Firstly as a tree surgeon in the UK, America and New Zealand, later in a tree management role for Oxford County Council managing thousands of trees within their care. He has also worked for Capita Symond's, one of the largest consultancy companies in the UK. In 2011 he set up his own company The Care of Trees specialising in providing tree reports and surveys.

Appendix 2 - Tree Survey Data and Work Schedule

Tree No	Common Name	Botanical Name	Height (m)	DBH (cm)	Crown Radius (m)	Life Stage	Condition	Description	Survey Notes	Target Range	Size	Probability of Failure	Risk of Harm	Recommendations
T001	Copper Beech	*Fagus sylvatica purpurea*	15	100	8	Mature	Fair	Target # - drive	Bark damage possible Beech bark disease but no sign of insect or fungus Ivy encroaching up stem Branches encroaching into drive Dead wood 25mm - 110mm No signs of previous fungal activity	Occupation(3) 1/4 min/day - 2 min/day	Size(4) 100mm - 25mm dia.	PoF(2) 1/10 - 1/100	1/500K	Crown lift over drive to 4m/prune back branches encroaching onto drive/parking area Sever Ivy
T002	Wild Cherry	*Prunus avium*	13	50	6	Mature	Fair	Target # - drive	Crack in stem at 5m	Occupation(3) 1/4 min/day - 2 min/day	Size(3) 250mm - 110mm dia.	PoF(3) 1/100 - 1/1K	1/500K	Crown lift over drive to 4m, monitor crack
T003	Douglas Fir	*Pseudotsuga menziesii*	20	50	5	Mature	Fair	Target # - drive	Branches encroaching into drive Hanging branch in crown under 25mm	Occupation(3) 1/4 min/day - 2 min/day	Size(4) 100mm - 25mm dia.	PoF(4) 1/100K - 1/1M	1/5B	Crown lift over drive to 4m
T004	Sycamore	*Acer pseudoplatanus*	18	100	8	Mature	Fair	Target # - drive	Dead wood 25mm - 110mm Branches encroaching into drive	Occupation(3) 1/4 min/day - 2 min/day	Size(4) 100mm - 25mm dia.	PoF(3) 1/100 - 1/1K	1/5M	Crown lift over drive to 4m
T005	Sitka Spruce	*Picea sitchensis*	19	50	4	Mature	Fair	Target # - neighbouring garden	Growing on wet soils significant buttress rooting on compression side. No signs of any soil lifting or cracking	Occupation(3) 1/4 min/day - 2 min/day	Size(1) > 450mm dia	PoF(5) 1/10K - 1/100K	1/4M	No work required
T006	Larch	*Larix sp.*	18	45	4	Mature	Fair	Target # - neighbouring garden	Growing on wet soils significant buttress rooting on tension side. No signs of any soil lifting or cracking	Occupation(3) 1/4 min/day - 2 min/day	Size(2) 450mm - 260mm dia.	PoF(5) 1/10K - 1/100K	1/10M	No work required
T007	Larch	*Larix sp.*	15	30	3	Dead	Dead	Target # - neighbouring garden Marked orange paint	Ivy encroaching up stem now dead	Occupation(3) 1/4 min/day - 2 min/day	Size(2) 450mm - 260mm dia.	PoF(3) 1/100 - 1/1K	1/10K	Fell tree probability of failure will increase leading to potential failure
T008	Mixed Broadleaves x3	*Mixed Broadleaves x3*	18	60	5	Mature	Fair	Low branching over log shed	Branches encroaching into log shed	Occupation(3) 1/4 min/day - 2 min/day	Size(4) 100mm - 25mm dia.	PoF(6) 1/100K - 1/1M	1/5B	Prune back from structure leaving 2m clearance
T009	Sessile Oak	*Quercus petraea*	16	85	8	Mature	In decline	Target # - Bench	Dead wood 110mm - 250mm Ivy encroaching up stem	Occupation(3) 1/4 min/day - 2 min/day	Size(3) 250mm - 110mm dia.	PoF(2) 1/10 - 1/100	1/50K	Remove dead wood over 25mm likely to fall onto bench. Consider removal of four trees that surround it, to improve its access to light and space as this may improve vitality
T010	Sessile Oak	*Quercus petraea*	20	100	10	Mature	Good		Dead wood 110mm - 250mm Crack in branch to North likely to fall into woodland	Occupation(3) 1/4 min/day - 2 min/day	Size(3) 250mm - 110mm dia.	PoF(3) 1/100 - 1/1K	1/500K	Remove dead wood over 25mm likely to fall over lawn
T011	Common Ash	*Fraxinus excelsior*	14	30	4	Mature	Fair	Target # - neighbouring garden Marked orange paint	Decay at base - Honey fungus Ash die back - significant	Occupation(3) 1/4 min/day - 2 min/day	Size(2) 450mm - 260mm dia.	PoF(5) 1/10K - 1/100K	1/10M	Fell likely to go into decline
T012	Sitka Spruce	*Picea sitchensis*	5	20	1	Dead	Dead	Target # - neighbouring property Marked orange paint	Root plate instability due to decay likely to fall down and maybe fall over boundary line	Occupation(3) 1/4 min/day - 2 min/day	Size(3) 250mm - 110mm dia.	PoF(2) 1/10 - 1/100	1/50K	Fell
T013	Sitka Spruce	*Picea sitchensis*	5	20	1	Dead	Dead	Target # - neighbouring property Marked orange paint	Root plate instability due to decay likely to fall down and maybe fall over boundary line	Occupation(3) 1/4 min/day - 2 min/day	Size(3) 250mm - 110mm dia.	PoF(2) 1/10 - 1/100	1/50K	Fell
T014	Sycamore	*Acer pseudoplatanus*	15	40	6	Mature	Fair	Target # - neighbouring property	Decay at base - Honey fungus Adaption wood/compensatory growth	Occupation(3) 1/4 min/day - 2 min/day	Size(2) 450mm - 260mm dia.	PoF(5) 1/10K - 1/100K	1/10M	No work required
T015	Sitka Spruce	*Picea sitchensis*	25	100	7	Mature	Fair	Target # - car park. Target # - Garden shed Tag 185	Ivy encroaching up stem Dead wood 25mm - 110mm	Occupation(3) 1/4 min/day - 2 min/day	Size(4) 100mm - 25mm dia.	PoF(6) 1/100K - 1/1M	1/5B	Sever Ivy
T016	Sitka Spruce	*Picea sitchensis*	18	50	4	Mature	Fair	Target # - Garden and car park. Tag 184	Decay at base	Occupation(3) 1/4 min/day - 2 min/day	Size(1) > 450mm dia.	PoF(3) 1/100 - 1/1K	1/40K	Fell
T017	Red Horse Chestnut	*Aesculus x carnea*	14	50	3.5	Mature	Fair	Target # - garden	Decay at base 60% of stem approximately. Decay in old pruning wound is 300mm canker throughout tree. Ivy encroaching up stem up the centre of tree vitality is fair, no open cavities apart from one small one	Occupation(3) 1/4 min/day - 2 min/day	Size(2) 450mm - 260mm dia.	PoF(3) 1/100 - 1/1K	1/100K	Sever Ivy
T018	Goat Willow	*Salix caprea*	13	100	6	Mature	Fair	Target # - neighbouring gardens and shed	Branches encroaching into garden, low branching over shed Partially snapped and hanging branch in crown	Property(4) £2,000 - £200	Property	PoF(5) 1/10K - 1/100K	1/30M	Crown lift to 4m, remove small hanging branch
T019	Common Hawthorn	*Crataegus monogyna*	4.5	30	2	Mature	Poor	Target # - boundary fence Marked orange paint	Decay on stem over 50% and snapped out branch resting on fence	Property(5) £200 - £20	Property	PoF(1) 1/1 - 1/10	1/30K	Fell
T020	Common Beech	*Fagus sylvatica*	20	150	10	Mature	Fair	Target # - neighbouring property Tag 186	Decay at base - Ganoderma bracket forming, no real change from previous survey. Good vitality Ivy encroaching up stem. Patch of bark necrosis caused by association between insect *Cryptococcus fagisuga* and the fungus *Nectria coccinea*. This bark death is known as Beech bark disease.	Property(2) £200,000 - £20,000	Property	PoF(5) 1/10K - 1/100K	1/300K	Monitor in three years Sever Ivy

T021	Common Beech	*Fagus sylvatica*	20	110	9	Mature	Fair	Target # - neighbouring property Tag 189	Decay at base - Ganoderma brackets forming into distinctive brackets fifty percent of tree. Ivy encroaching up stem Dead wood 110mm - 250mm over woodland, some dead wood in top of tree, average vitality compared to larger tree Woodley aphid present	Property(2) £200,000 - £20,000	Property	PoF(4) 1/1K - 1/10K	1/30K	Decay test required within 18 months
T023	Sycamore	*Acer pseudoplatanus*	16	40	6	Mature	Fair	Tag 198	Tight union Bark damage and exposed wood, superficial decay	Occupation(3) 14 min/day - 2 min/day	Size(2) 450mm - 260mm dia	PoF(6) 1/100K - 1/1M	1/100M	No work required
T024	Silver Birch	*Betula pendula*	14	35	5	Mature	Fair	Target # - neighbouring garden	Dead wood 25mm - 110mm Ivy encroaching up stem - Growing on edge of drainage ditch	Occupation(3) 14 min/day - 2 min/day	Size(4) 100mm - 25mm dia	PoF(2) 1/10 - 1/100	1/500K	Sever Ivy

Appendix 3 - Tree Survey Data and Work Schedule Prioritised According to the Risk of Harm

Tree No	Common Name	Botanical Name	Height (m)	DBH (cm)	Crown Radius (m)	Life Stage	Condition	Description	Survey Notes	Target Range	Size	Probability of Failure	Risk of Harm	Recommendations
T007	Larch	*Larix sp.*	15	30	3	Dead	Dead	Target # - neighbouring garden Marked orange paint	Ivy encroaching up stem now dead	Occupation(3) 14 min/day - 2 min/day	Size(2) 450mm - 260mm dia.	PoF(3) 1/100 - 1/1K	1/10K	Fell tree probability of failure will increase leading to potential failure
T019	Common Hawthorn	*Crataegus monogyna*	4.5	30	2	Mature	Poor	Target # - boundary fence Marked orange paint	Decay on stem over 50% and snapped out branch resting on fence	Property(5) £200 - £20	Property	PoF(1) 1/1 - 1/10	1/30K	Fell
T021	Common Beech	*Fagus sylvatica*	20	110	9	Mature	Fair	Target # - neighbouring property Tag 189	Decay at base - Ganoderma brackets forming into distinctive brackets fifty percent of tree. Ivy encroaching up stem Dead wood 110mm - 250mm over woodland, some dead wood in top of tree, average vitality compared to larger tree Woolley aphid present	Property(2) £200,000 - £20,000	Property	PoF(4) 1/1K - 1/10K	1/30K	Decay test required within 18 months
T016	Sitka Spruce	*Picea sitchensis*	18	50	4	Mature	Fair	Target # - Garden and car park Tag 184	Decay at base	Occupation(3) 14 min/day - 2 min/day	Size(1) > 450mm dia.	PoF(3) 1/100 - 1/1K	1/40K	Fell
T009	Sessile Oak	*Quercus petraea*	16	85	8	Mature	In decline	Target # - Bench	Dead wood 110mm - 250mm Ivy encroaching up stem	Occupation(3) 14 min/day - 2 min/day	Size(3) 250mm - 110mm dia.	PoF(2) 1/10 - 1/100	1/50K	Remove dead wood over 25mm likely to fall onto bench. Consider removal of four trees that surround it. to improve its access to light and space as this may improve vitality
T012	Sitka Spruce	*Picea sitchensis*	5	20	1	Dead	Dead	Target # - neighbouring property Marked orange paint	Root plate instability due to decay, likely to fall down and maybe fall over boundary line	Occupation(3) 14 min/day - 2 min/day	Size(3) 250mm - 110mm dia.	PoF(2) 1/10 - 1/100	1/50K	Fell
T013	Sitka Spruce	*Picea sitchensis*	5	20	1	Dead	Dead	Target # - neighbouring property Marked orange paint	Root plate instability due to decay, Likely to fall down and maybe fall over boundary line	Occupation(3) 14 min/day - 2 min/day	Size(3) 250mm - 110mm dia.	PoF(2) 1/10 - 1/100	1/50K	Fell
T017	Red Horse Chestnut	*Aesculus x carnea*	14	50	3.5	Mature	Fair	Target # - garden	Decay at base 50% of stem approximately. Decay in old pruning wound is 300mm, canker throughout tree. Ivy encroaching up stem in center of tree vitality is fair, no open cavities apart from	Occupation(3) 14 min/day - 2 min/day	Size(2) 450mm - 260mm dia.	PoF(3) 1/100 - 1/1K	1/100K	Sever Ivy
T020	Common Beech	*Fagus sylvatica*	20	150	10	Mature	Fair	Target # - neighbouring property Tag 188	Decay at base - Ganoderma bracket forming, no real change from previous survey, Good vitality Ivy encroaching up stem, Patch of bark necrosis caused by association between insect *Cryptococcus fagisuga* and the fungus *Nectria coccinea*. This bark death is known as Beech bark disease.	Property(2) £200,000 - £20,000	Property	PoF(5) 1/10K - 1/100K	1/300K	Monitor in three years Sever Ivy
T001	Copper Beech	*Fagus sylvatica purpurea*	15	100	8	Mature	Fair	Target # - drive	Bark damage possible Beech bark disease but no sign of insect or fungus Ivy encroaching up stem Branches encroaching into drive Dead wood 25mm - 110mm No signs of previous fungal activity	Occupation(3) 14 min/day - 2 min/day	Size(4) 100mm - 25mm dia.	PoF(2) 1/10 - 1/100	1/500K	Crown lift over drive to 4m/prune back branches encroaching onto drive/parking area Sever Ivy
T002	Wild Cherry	*Prunus avium*	13	50	6	Mature	Fair	Target # - drive	Crack in stem at 5m	Occupation(3) 14 min/day - 2 min/day	Size(3) 250mm - 110mm dia.	PoF(3) 1/100 - 1/1K	1/500K	Crown lift over drive to 4m, monitor crack
T010	Sessile Oak	*Quercus petraea*	20	100	10	Mature	Good		Dead wood 110mm - 250mm Crack in branch to North likely to fall into woodland	Occupation(3) 14 min/day - 2 min/day	Size(3) 250mm - 110mm dia.	PoF(3) 1/100 - 1/1K	1/500K	Remove dead wood over 25mm likely to fall over lawn
T024	Silver Birch	*Betula pendula*	14	35	5	Mature	Fair	Target # - neighbouring garden	Dead wood 25mm - 110mm Ivy encroaching up stem Growing on edge of drainage ditch	Occupation(3) 14 min/day - 2 min/day	Size(4) 100mm - 25mm dia.	PoF(2) 1/10 - 1/100	1/500K	Sever Ivy
T005	Sitka Spruce	*Picea sitchensis*	19	50	4	Mature	Fair	Target # - neighbouring garden	Growing on wet soils significant buttress rooting on compression side. No signs of any soil lifting or cracking	Occupation(3) 14 min/day - 2 min/day	Size(1) > 450mm dia.	PoF(5) 1/10K - 1/100K	1/4M	No work required
T004	Sycamore	*Acer pseudoplatanus*	18	100	8	Mature	Fair	Target # - drive	Dead wood 25mm - 110mm Branches encroaching into drive	Occupation(3) 14 min/day - 2 min/day	Size(4) 100mm - 25mm dia.	PoF(3) 1/100 - 1/1K	1/5M	Crown lift over drive to 4m
T006	Larch	*Larix sp.*	18	45	4	Mature	Fair	Target # - neighbouring garden	Growing on wet soils significant buttress rooting on tension side. No signs of any soil lifting or cracking	Occupation(3) 14 min/day - 2 min/day	Size(2) 450mm - 260mm dia.	PoF(5) 1/10K - 1/100K	1/10M	No work required
T011	Common Ash	*Fraxinus excelsior*	14	30	4	Mature	Fair	Target # - neighbouring garden Marked orange paint	Decay at base - Honey fungus Ash die back - significant	Occupation(3) 14 min/day - 2 min/day	Size(2) 450mm - 260mm dia.	PoF(5) 1/10K - 1/100K	1/10M	Fell likely to go into decline
T014	Sycamore	*Acer pseudoplatanus*	15	40	6	Mature	Fair	Target # - neighbouring property	Decay at base - Honey fungus Adaption wood/compensatory growth.	Occupation(3) 14 min/day - 2 min/day	Size(2) 450mm - 260mm dia.	PoF(5) 1/10K - 1/100K	1/10M	No work required

T018	Goat Willow	*Salix caprea*	13	100	6	Mature	Fair	Target # - neighbouring gardens and shed	Branches encroaching into garden, low branching over shed Partially snapped and hanging branch in crown Tight union Bark damage and exposed wood. superficial decay	Property(4) £2,000 - £200	Property	PoF(5) 1/10K - 1/100K	1/30M	Crown lift to 4m; remove small hanging branch
T023	Sycamore	*Acer pseudoplatanus*	16	40	6	Mature	Fair	Tag 198	Branches encroaching into drive Hanging branch in crown under 25mm	Occupation(3) 14 min/day - 2 min/day	Size(2) 450mm - 260mm dia.	PoF(6) 1/100K - 1/1M	1/100M	No work required
T003	Douglas Fir	*Pseudotsuga menziesii*	20	50	5	Mature	Fair	Target # - drive	Branches encroaching into drive Hanging branch in crown under 25mm	Occupation(3) 14 min/day - 2 min/day	Size(4) 100mm - 25mm dia.	PoF(6) 1/100K - 1/1M	1/5B	Crown lift over drive to 4m
T008	Mixed Broadleaves x3	*Mixed Broadleaves x3*	18	60	5	Mature	Fair	Low branching over log shed	Branches encroaching into log shed	Occupation(3) 14 min/day - 2 min/day	Size(4) 100mm - 25mm dia.	PoF(6) 1/100K - 1/1M	1/5B	Prune back from structure leaving 2m clearance
T015	Sitka Spruce	*Picea sitchensis*	25	100	7	Mature	Fair	Target # - car park Target # - Garden shed Tag 185	Ivy encroaching up stem Dead wood 25mm -110mm	Occupation(3) 14 min/day - 2 min/day	Size(4) 100mm - 25mm dia.	PoF(6) 1/100K - 1/1M	1/5B	Sever Ivy

Appendix 4 - Map Of Tree Identification

Appendix 4 - Risk Assessment Calculation Values and Ranges

Table 4. QTRA Target Ranges

Target Range	Property (repair or replacement cost)	Human (not in vehicles)		Vehicle Traffic (number per day)	Ranges of Value (probability of occupation or fraction of £2 000 000)
1	£2 000 000 – >£200 000	**Occupation:**	Constant – 2.5 hours/day	26 000 – 2 700 @ 110kph (68mph) 28 000 – 2 900 @ 100kph (62mph) 31 000 – 3 200 @ 90kph (56mph) 32 000 – 3 300 @ 80kph (50mph) 36 000 – 3 700 @ 70kph (43mph) 42 000 – 4 300 @ 60kph (37mph) 47 000 – 4 800 @ 50kph (32mph)	1/1 – >1/10
		Pedestrians & cyclists:	720/hour – 73/hour		
2	£200 000 – >£20 000	**Occupation:**	2.4 hours/day – 15 min/day	2 600 – 270 @ 110kph (68mph) 2 800 – 290 @ 100kph (62mph) 3 100 – 320 @ 90kph (56mph) 3 200 – 330 @ 80kph (50mph) 3 600 – 370 @ 70kph (43mph) 4 200 – 430 @ 60kph (37mph) 4 700 – 480 @ 50kph (32mph)	1/10 – >1/100
		Pedestrians & cyclists:	72/hour – 8/hour		
3	£20 000 – >£2 000	**Occupation:**	14 min/day – 2 min/day	260 – 27 @ 110kph (68mph) 280 – 29 @ 100kph (62mph) 310 – 32 @ 90kph (56mph) 320 – 33 @ 80kph (50mph) 360 – 37 @ 70kph (43mph) 420 – 43 @ 60kph (37mph) 470 – 48 @ 50kph (32mph)	1/100 – >1/1 000
		Pedestrians & cyclists:	7/hour – 2/hour		
4	£2 000 – >£200	**Occupation:**	1 min/day – 2 min/week	26 – 4 @ 110kph (68mph) 28 – 4 @ 100kph (62mph) 31 – 4 @ 90kph (56mph) 32 – 4 @ 80kph (50mph) 36 – 5 @ 70kph (43mph) 42 – 5 @ 60kph (37mph) 47 – 6 @ 50kph (32mph)	1/1 000 – >1/10 000
		Pedestrians & cyclists:	1/hour – 3/day		
5	£200 – >£20	**Occupation:**	1 min/week – 1 min/month	3 – 1 @ 110kph (68mph) 3 – 1 @ 100kph (62mph) 3 – 1 @ 90kph (56mph) 3 – 1 @ 80kph (50mph) 4 – 1 @ 70kph (43mph) 4 – 1 @ 60kph (37mph) 5 – 1 @ 50kph (32mph)	1/10 000 – >1/100 000
		Pedestrians & cyclists:	2/day – 2/week		
6	£20 – £2	**Occupation:**	<1 min/month – 0.5 min/year	None	1/100 000 – 1/1 000 000
		Pedestrians & cyclists:	1/week – 6/year		

Vehicle, pedestrian and property Targets are categorised by their frequency of use or their monetary value. The probability of a vehicle or pedestrian occupying a Target area in Target Range 4 is between the upper and lower limits of >1/1 000 and 1/10 000 (column 5). Using the VOSL £2 000 000, the property repair or replacement value for Target Range 4 is £2 000 - >£200.

Table 5. QTRA Size Ranges

Size Range	Size of tree or branch	Impact Potential
1	> 450mm (>18") dia.	1/1 - >1/2
2	260mm (10½") dia. - 450mm (18") dia.	1/2 - >1/8.6
3	110mm (4½") dia. - 250mm (10") dia.	1/8.6 - >1/82
4	25mm (1") dia. - 100mm (4") dia.	1/82 - 1/2 500

* Range 1 is based on a diameter of 600mm.

Table 6. QTRA Probability of Failure Ranges

Probability of Failure Range	Probability
1	1/1 - >1/10
2	1/10 - >1/100
3	1/100 - >1/1 000
4	1/1 000 - >1/10 000
5	1/10 000 – >1/100 000
6	1/100 000 – >1/1 000 000
7	1/1 000 000 – 1/10 000 000

The probability that the tree or branch will fail within the coming year.

Appendix 5 - Photos of *Meripilus giganteus* Decay fungus that infects Beech

Agenda Item 9c

Cockermouth Town Council

Expenditure transactions - payments approval list **Start of year 01/04/23**

No	Payment Reference	Gross	Vat	Net	Invoice date	Invoice no.	Details	Cheque Total
1241	1241	£2,686.32	£447.72	£2,238.60	07/06/23		Tivoli Services Ltd - Grounds Maintenance - July	£2,686.32
1		£2,126.33	£354.39	£1,771.94		MG	Memorial Gardens	
2		£559.99	£93.33	£466.66		OP	other play areas	
1237	1237	£794.56	£0.00	£794.56	01/08/23		R Nicholson - PC Clean July	£794.56
1238	1238	£649.00	£0.00	£649.00	01/08/23		Cumberland Council - Rates - TIC/Lib - Aug	£649.00
1239	1239	£1,347.00	£0.00	£1,347.00	01/08/23		Cumberland Council - Rates - TH - Aug	£1,347.00
1240	1240	£63.36	£10.56	£52.80	01/08/23		Cumbria Coal Ltd - put up take down Pride Banners	£63.36
1242	1242	£295.25	£49.21	£246.04	01/08/23		Tivoli Services Ltd - Install plinth for new bench in Mem gardens- recharged	£295.25
1243	1243	£1,453.50	£242.25	£1,211.25	01/08/23		Tivoli Services Ltd - Mem Gardens play area- swing chains	£1,453.50
1244	113000	£1,266.00	£211.00	£1,055.00	02/08/23		David Ogilvie Engineering Ltd - Bench - Mem Gardens - recharged	£1,266.00
1245	113001	£120.00	£20.00	£100.00	02/08/23		NALC - Advertise job position - Town Clerk	£120.00
1246	113002	£44.76	£7.46	£37.30	02/08/23		Thomas Fattorini Ltd - Engrave Mayors Chain	£44.76
1247	113003	£90.00	£0.00	£90.00	02/08/23		CALC - Training - MB / HB	£90.00

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Date _____

Cockermouth Town Council

Expenditure transactions - payments approval list **Start of year 01/04/23**

No	Payment Reference	Gross	Vat	Net	Invoice date	Invoice no.	Details	Cheque Total
1248	113004	£17.00	£0.00	£17.00	02/08/23		Cockermouth & District Chamber of Trade - TIC stock	£17.00
1249	113005	£2.82	£0.00	£2.82	02/08/23		Hills Books - TIC stock -	£2.82
1250	113006	£350.00	£0.00	£350.00	02/08/23		JRZ Safety Consultants - Legionella Testing	£350.00
1251	113007	£19.00	£0.00	£19.00	02/08/23		Lakeland Leisure Walks - tic stock	£19.00
1252	113008	£342.50	£57.08	£285.42	02/08/23		Tech 4 Office Equipment Ltd - TH photocopier	£342.50
1253	113009	£386.40	£64.40	£322.00	02/08/23		The Reading Agency - Summer reading challenge 2023	£386.40
1254	113010	£83.90	£13.98	£69.92	02/08/23		Viking - Stationery	£83.90
1255	113011	£135.17	£22.53	£112.64	02/08/23		WF Cascade - Cleaning product	£135.17
1256	113012	£96.94	£16.16	£80.78	02/08/23		J A Lee Window & General Cleaning Contractors Ltd - Windows - TH	£96.94
1257	1257	£288.00	£48.00	£240.00	03/08/23		custom clean - TH Cleaning July	£288.00
1258	1258	£3,359.86	£559.98	£2,799.88	03/08/23		Tivoli Services Ltd - Main Street hanging baskets/ambrols	£3,359.86
1259	1259	£230.40	£38.40	£192.00	03/08/23		custom clean - Library - July	£230.40

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Date _____

Cockermouth Town Council

Expenditure transactions - payments approval list **Start of year 01/04/23**

No	Payment Reference	Gross	Vat	Net	Invoice date	Invoice no.	Details	Cheque Total
1260	1260	£52.81	£8.80	£44.01	04/08/23		Topsource Worldwide Uk Ltd - Payroll - July	£52.81
Total		£14,174.55	£1,817.53	£12,357.02				

Signature _____ Signature _____

Date _____