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**From:** public.access@hinckley-bosworth.gov.uk  
**Sent:** 02 April 2025 09:12  
**To:** Planning Application Comments  
**Subject:** Consultee Comments for Planning Application 25/00106/TPO  
**Categories:** Yasmin

## Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 02/04/2025 9:12 AM from Mr Simon Green ([simon.green@hinckley-bosworth.gov.uk](mailto:simon.green@hinckley-bosworth.gov.uk)) on behalf of Arboricultural Officer.

### Application Summary

|               |                                                              |
|---------------|--------------------------------------------------------------|
| Reference:    | 25/00106/TPO                                                 |
| Address:      | 28 Spinney Drive Botcheston Leicester Leicestershire LE9 9FG |
| Proposal:     | Canadian pine tree - Fell due to damage caused by roots      |
| Case Officer: | Rudi Simpson                                                 |

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### Comments Details

Thank you for the attached information in the form of the Structural Engineer report. The tree in question is a Corsican Pine (Pinus nigra).

It appears the property could be subject to tree related subsidence however the information provide is not wholly adequate in the support of this.

No water level monitoring has been undertaken at the site, this is required to ascertain that the soil medium is being adversely altered by the water uptake of the Early-Mature tree. This is usually undertaken over the summer months, yielding valuable evidence.

Comments:

It is also mentioned that roots were detected during the auger bored trial pits, there is no evidence here to support that they do in fact belong to the tree (usually provided in the form of lab results) and there is no mention about the size or significance of these roots. Minor fibrous roots would arguably add stability to the soil medium surrounding the property.

Given the significant landscape and amenity importance of the tree in question the aforementioned information would need to be provided to fulfil the requirements of making an informed decision if the tree is permitted to be felled.

Due to the fact the tree predates the property and the structure would have been

erected within the key rooting area, it would be likely that there was some removal of some minor tree roots which would typically encourage them to haemorrhage in the opposite direction from the structure, this could be the cause of the mentioned road damage which is suspected and not confirmed to be caused by the tree at this time.

Monitoring of the repointed/resealed areas of the property in the form of photographs could strengthen the case of tree related subsidence.

The felling of the tree could also cause significant heave of the soil medium which would cause the opposite problem to that which is being claimed.

Kindest Regards,  
Simon Green

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Kind regards