
BACK LANE WALL (Minute 173/01)

1 SUMMARY

- 1.1 Following the report to Community Services on 27 March 2001 seeking First Resolution approval to apply for Conservation Area Approval for replacement of a section of the wall to the Citizens Advice Bureau in Back Lane, the matter was referred to Full Council. The decision was to defer the issue for fuller discussion and this report provides further information on the options to deal with the problem.

2 INTRODUCTION

- 2.1 The original report sought permission to replace a section of the wall damaged by tree roots with a section of railings in order to provide a cost effective long term solution to the problem.
- 2.2 Some Members expressed concern about the need to remove the tree adjacent and causing the damage although a report on the condition of the tree was included indicating that the tree was of limited life expectancy.
- 2.3 The wall at this location has moved and been displaced from it's original line by approximately 25millimetres (mm), and in height by approximately 50 mm.

3 OPTIONS

- 3.1 There are a number of options that can be considered in dealing with the damage to the wall each having a cost attached;
- 3.1.1 To rebuild the damaged section of wall after removing the tree and offending roots. This option can be considered because the tree has a forked trunk which is showing signs of deterioration at the fork due to water damage. Photographs of the tree condition and damage to the wall are included in Appendix A. This option would include replacing the tree with a suitable alternative. The estimate for this option is £1000.
- 3.1.2 To demolish the damaged section and replace with railings as originally proposed. Although the sense of enclosure of the CAB car Park is partially lost this does provide the option to retain the tree. However the arboricultural report does state that the tree has a limited life due to the water damage and eventually will need to be replaced. The estimate for this option is £1000.

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- 3.1.3 To demolish the wall and bridge the roots of the tree with a reinforced concrete beam on new foundations away from the tree roots. This option also retains the tree, but depending on the exact location of the roots would not enhance the appearance of the wall. The estimate for this option is £3000.
- 3.2 There is another crack in the wall also due to tree root damage, photographs in Appendix B, but at this stage there is no sideways movement and little horizontal movement of the wall. This can therefore be repaired by stitching the wall with new brickwork. The tree at this location is self seeded and ought be removed and replaced by a more suitable species to prevent further long term damage to the wall.
- 3.3 The trees in question are in an area which does have many trees and replacement of the trees in question will enable a long term opportunity for an enhanced appearance of the area.

4 RESOURCE IMPLICATIONS

- 4.1 There is a sum of £1000 set aside in planned items for 2001/02 for the repair of this wall.
- 4.2 Should Members choose the third option costing £3000 then additional financial resources will need to be identified.

5 RECOMMENDATION

- 5.1 It is proposed that the Committee **RESOLVES**

Either

1 That Members agree the original resolution to agree first resolution approval for a Conservation area submission to replace the damaged wall with railings

or

2 That members agree to the removal of the offending tree and rebuilding of the original wall

or

3 That Members agree to the third option to repair the wall and save the tree and that additional financial resources be found.
(CD(FES))

Roger Crofts

Corporate Director (Finance & External Services)

Background Papers:

Report to Community Services 27 March 2001

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Appendix A



Damage to Tree at fork in Trunk



Displaced Wall

Appendix B

Remove this tree



Second Crack – Wall lifted but repairable by “Stitching” with new bricks