

## BROMSGROVE DISTRICT COUNCIL – PLANNING SERVICES

**MEMORANDUM**

From:	A Bucklitch Woodland Officer	To:	Pat Runciman Legal Assistant
My Ref:	TPO (15) 2006	Your Ref:	PR / PL.237
Please ask for:	Andy Bucklitch	Ext	1320
		Date	04 June 2007

**Re: Confirmation of TPO (15) 2006 – Seven Bays, Middle Lane**

Dear Pat,

Further to your memo dated 15th May my comments are as follows:

Mr S Beckett                      Unknown Address

Alleged damage to garage

From my own investigations it would appear that the soil of the area has a high clay content. However, the pattern of damage to the garage at Seven Bays appears to be totally inconsistent with subsidence (downward movement) of the ground. It would appear the opposite end of the garage has, in fact, moved upwards and that the damage is therefore the result of heave rather than subsidence. The garage was built in between 2 large well established mature trees – an oak and a willow on ground that will therefore be expected to have already been dehydrated. The willow was felled after the garage was built and it is therefore to be expected that the ground at that end of the garage will have begun to re-hydrate and expand thus causing heave and the resulting damage seen in the garage.

As this appears to be the case, it is expected that the loss of further trees, in particular the oak T1, would cause further damage to the property.

The original allegation of subsidence damage was made by a company of engineers and surveyors although it appears that this was based on opinion rather than as a result of any appropriate investigations of any kind having been carried out. To date no further communication or evidence has been received from this company.

**I therefore recommend that the Order is confirmed as per the original map and schedule.**