

PLANNING APPLICATION NUMBER:P08/1602

Type of approval sought	Tree Preservation Order
Ward	KINGSWINFORD SOUTH
Applicant	Mr L Hunt
Location:	6, CLEAR VIEW, KINGSWINFORD, KINGSWINFORD, DY6 9XQ
Proposal	FELL NORWAY MAPLE TREE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

TREE PRESERVATION ORDER NO: D 232 (1990) – T52

SITE AND SURROUNDINGS

- The tree subject to this application is an early mature Norway maple tree that is situated in the front garden of 6 Clear View. The tree is visible from the adjacent highway, but is relatively small and only provides a moderate to low amount of amenity to the surrounding area.

PROPOSAL

- Summary of proposals for the works as written on application form is as follows:
 - Fell 1 Norway Maple Tree

HISTORY

- There have been two previous Tree Preservation Order applications on this site.

<i>Site History</i>		
Application No	P01/1670	17/10/01
Proposal	Prune 1 Maple	Approved with conditions
Application No	P01/1671	08/11/01
Proposal	Fell1 Maple	Refused

PUBLIC CONSULTATION

4. At the time of writing no public representations have been received.

ASSESSMENT

Tree(s) Appraisal

- 5.

Criteria	Tree 1
TPO No	T1
Species	Norway Maple
Height	5m
Spread	4m
Diameter	150mm
Form	Good
Vigour	Good
Approx Age	Early Mature
Pests / Diseases	None Evident.
Canopy	Good
% Deadwood	1%
Cavities	None Evident
Bark	Good
Roots	Good – infiltration into storm drain.
Overall Health	Good
Visibility	High
Amenity Value	Moderate to low

Further Assessment

6. The applicant has proposed to fell the tree after recent drainage works have shown significant root infiltration into the storm drains of the property by the tree.
7. On inspection of the tree it was found to be in good health with no major defects present. Whilst the tree is visible in the locality, due to its relatively small size and the presence of other larger trees in the area, the tree is considered to only provide a moderate to low amount of amenity to the surrounding area.
8. The stem of the tree is located approximately 1.5 – 2m away from the soak away from the storm drain of the property. Due to the proximity of the storm drain the roots of the tree have entered the open end of the pipe to take advantage of the available moisture.

9. Due to the proximity of the soak away to the tree, and the young age of the tree it is likely that the drain will be repeatedly infiltrated as the tree grows. Also as the soak away needs to be an 'open system' there is little chance that any modification of the soak away would deter the roots from further infiltration. Even with the installation of a root deflector, due to the short distances involved the roots would ultimately grow around the root deflector to access the readily available moisture.
10. It is considered that due to the future likely infiltration and the maintenance burden that this would place on the householders, the removal of the tree would be justified subject to the planting of an appropriate replacement tree further away from the soak away.
11. There will be a slight detrimental impact on the amenity of the area; however this should be mitigated by the replacement tree.

CONCLUSION

12. The Norway maple tree subject to this application has infiltrated the soak away from the storm drain of this property. As such the applicants have proposed to remove the tree in order to remove the chance of future blockages.
13. On inspection the tree was found to be in a good condition with no major defects evident. The tree is visible to the area, but due to its small size and the presence of other trees in the area it is considered to only provide a moderate to low amount of amenity to the surrounding area.
14. Due to the proximity of the tree to the soak away, repeated infiltration is likely. As such in order to retain the tree, the owners will be obliged to carry out frequent maintenance on the buried section of the soak away in order to prevent future blockages. When considered against the amenity value of the tree, this is considered to be an unreasonable burden.
15. It is recommended that subject to the planting of an appropriate replacement tree in an appropriate location, the removal of the tree is justified and acceptable.

RECOMMENDATION

16. It is recommended that application is approved subject to the conditions set out below.

Conditions and/or reasons:

1. The tree works subject of this consent shall be carried out in accordance with British Standard BS 3998:1989 'Recommendations for Treework'.
2. The works hereby approved shall be carried out within 12 months of the date of this decision.
3. A replacement tree shall be planted between the beginning of November and the end of March, within 1 year of felling (and replanted if necessary) and maintained until satisfactorily established. The size, species and location of the replacement tree shall be agreed in writing with the Local Planning authority prior to the felling of the trees to which this application relates.



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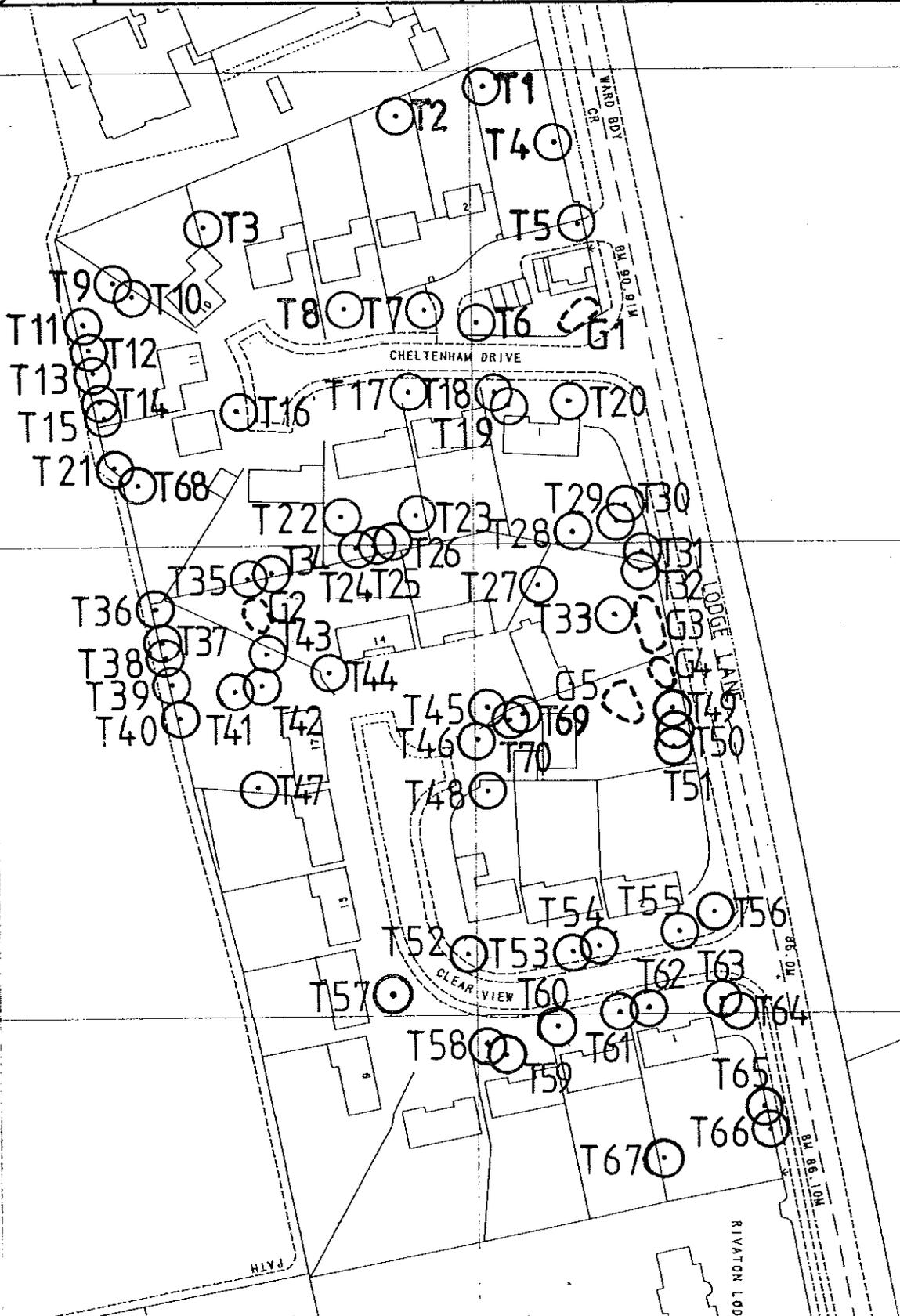
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Grid Ref.
879 886

O.S. Sheets S.O.
Edition

Scale
1:1250

Drg. No.
A/1945



Map referred to in THE BOROUGH of DUDLEY
LODGE LANE, KINGSWINFORD
TREE PRESERVATION ORDER 1987232

FIRST SCHEDULE

<u>No.</u>	<u>Description</u>	<u>Location</u>
T1	Spruce	Summerhill Grange Lodge, Lodge Lane, Kingswinford
T2	Cherry	4, Cheltenham Drive, Kingswinford
T3	Spruce	8, Cheltenham Drive, Kingswinford
T4	Spruce	Summerhill Grange Drive, Lodge Lane, Kingswinford
T5	Beech	Summerhill Grange Lodge, Lodge Lane, Kingswinford
T6	Cedar	2, Cheltenham Drive, Kingswinford
T7	Cypress	4, Cheltenham Drive, Kingswinford
T8	Pseudoacacia	6, Cheltenham Drive, Kingswinford
T9	Ash	11, Cheltenham Drive, Kingswinford
T10	Ash	11, Cheltenham Drive, Kingswinford
T11	Mountain Ash	11, Cheltenham Drive, Kingswinford
T12	Mountain Ash	11, Cheltenham Drive, Kingswinford
T13	Mountain Ash	11, Cheltenham Drive, Kingswinford
T14	Mountain Ash	11, Cheltenham Drive, Kingswinford
T15	Chestnut	11, Cheltenham Drive, Kingswinford
T16	Hawthorn	9, Cheltenham Drive, Kingswinford
T17	Holly	3, Cheltenham Drive, Kingswinford
T18	Pseudoacacia	1, Cheltenham Drive, Kingswinford
T19	Cherry	1, Cheltenham Drive, Kingswinford
T20	Cedar	1, Cheltenham Drive, Kingswinford
T21	Sycamore	9, Cheltenham Drive, Kingswinford
T22	Cherry	5, Cheltenham Drive, Kingswinford
T23	Alder	5, Cheltenham Drive, Kingswinford
T24	Ash	5, Cheltenham Drive, Kingswinford
T25	Cedar	5, Cheltenham Drive, Kingswinford
T26	Sycamore	5, Cheltenham Drive, Kingswinford
T27	Maple	10 Clear View, Kingswinford
T28	Laburnum	1, Cheltenham Drive, Kingswinford
T29	Birch	1, Cheltenham Drive, Kingswinford
T30	Cedar	1, Cheltenham Drive, Kingswinford
T31	Cypress	1, Cheltenham Drive, Kingswinford
T32	Tree of Heaven	10, Clear View, Kingswinford
T33	Pine	10, Clear View, Kingswinford
T34	Ash	7, Cheltenham Drive, Kingswinford
T35	Birch	7, Cheltenham Drive, Kingswinford
T36	Sycamore	17, Clear View, Kingswinford
T37	Pine	17, Clear View, Kingswinford
T38	Birch	17, Clear View, Kingswinford
T39	Ash	17, Clear View, Kingswinford
T40	Birch	17, Clear View, Kingswinford
T41	Cedar	17, Clear View, Kingswinford
T42	Pine	17, Clear View, Kingswinford
T43	Yew	17, Clear View, Kingswinford
T44	Pine	14, Clear View, Kingswinford
T45	Lime	10, Clear View, Kingswinford
T46	Lime	8, Clear View, Kingswinford
T47	Pine	17, Clear View, Kingswinford
T48	Sycamore	6, Clear View, Kingswinford
T49	Plane	8, Clear View, Kingswinford
T50	Sycamore	8, Clear View, Kingswinford
T51	Ash	8, Clear View, Kingswinford
T52	Maple	6, Clear View, Kingswinford
T53	Hawthorn	4, Clear View, Kingswinford
T54	Mountain Ash	4, Clear View, Kingswinford

<u>No.</u>	<u>Description</u>	<u>Location</u>
T55	Hawthorn	2, Clear View, Kingswinford
T56	Ash	2, Clear View, Kingswinford
T57	Pear	11, Clear View, Kingswinford
T58	Cherry	5, Clear View, Kingswinford
T59	Birch	5, Clear View, Kingswinford
T60	Hawthorn	3, Clear View, Kingswinford
T61	Mountain Ash	3, Clear View, Kingswinford
T62	Beech	1, Clear View, Kingswinford
T63	Mountain Ash	1, Clear View, Kingswinford
T64	Mountain Ash	1, Clear View, Kingswinford
T65	Sycamore	1, Clear View, Kingswinford
T66	Maple	1, Clear View, Kingswinford
T67	Beech	1, Clear View, Kingswinford
T68	Ash	9, Cheltenham Drive, Kingswinford
T69	Cherry	8, Clear View, Kingswinford
T70	Cherry	8, Clear View, Kingswinford
G1	1 Pine, 1 Oak, 1 Lime	Summerhill Grange Lodge, Lodge Lane, Kingswinford
G2	2 Yew, 1 Holly	14, Clear View, Kingswinford
G3	2 Cypress, 1 Sycamore	10, Clear View, Kingswinford
G4	2 Cypress	8, Clear View, Kingswinford
G5	1 Copper Beech, 1 Yew, 2 Cypress	8, Clear View, Kingswinford