

# PLANNING APPLICATION NUMBER:P08/1576

Type of approval sought	Tree Preservation Order
Ward	ST THOMASS
Applicant	c/o agent
Location:	<b>MONCRIEFFE CLOSE, DIXONS GREEN, DUDLEY, WEST MIDLANDS, DY2 7DF</b>
Proposal	<b>FELL 1 NO. LIME TREE, 1 NO. SYCAMORE TREE AND 2 NO. ROWAN TREES. PRUNE 1 NO. LIME TREE AND 1 NO. BEECH TREE</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## TREE PRESERVATION ORDER NO: D 117 (1981) – A1

### SITE AND SURROUNDINGS

1. The trees subject to this application are 2 lime trees, 2 rowan trees and a sycamore tree. The trees are situated around the flats at Moncrieffe Close and form part of the general landscaping of the area.
2. The trees subject to this application are generally only visible to the properties within the close, and adjoining properties. As such it is considered that whilst they have some private local amenity, they only provide a low to moderate amount of public amenity.

### PROPOSAL

3. Summary of proposals for the works as written on application form is as follows:
  - Fell 1 lime Tree, 1 sycamore tree and 2 rowan trees. Prune 1 lime tree
4. The application form also proposed the removal of ivy from a beech tree. The removal of ivy from a protected tree does not require permission and as such will not be considered as part of this application.

## HISTORY

5. There has been one previous Tree Preservation Order application on this site.

<i>Site History</i>		
Application No	P00/52063	09/02/01
Proposal	Prune 1 Beech and 3 Sorbus.	Approved with conditions

## PUBLIC CONSULTATION

6. At the time of writing two objections to the felling aspects of the application have been received. Both objections state that the trees provide a visual benefit to the flats, and should only be pruned. Copies of the objections are attached.

## ASSESSMENT

### Tree(s) Appraisal

7.

Criteria	Tree 1	Tree 2	Tree 3	Tree 4	Tree 5
TPO No	A1	A1	A1	A1	A1
Species	Lime	Sycamore	Lime	Rowan	Rowan
Height	6m	8m	13m	6m	6m
Spread	3m	5m	8m	4m	4m
Diameter	100mm	250mm	600mm	150mm	150mm
Form	Moderate	Good	Moderate	Good	Good
Vigour	Moderate	Moderate	Moderate / Good	Good	Good
Approx Age	Young	Early Mature	Mature	Early Mature	Early Mature
Pests / Diseases	None Evident.	None evident	None Evident	None evident	None Evident
Canopy	Moderate	Good	Moderate	Moderate	Moderate
% Deadwood	1%	1%	3%	1%	1%
Cavities	Strimmer damage at base.	Large basal wound	At old pruning wounds – not significant	None evident	None Evident
Bark	Good	Poor	Good	Good	Good
Roots	Good	Moderate –	Good	Good	Good

		adjacent retaining wall			
Overall Health	Moderate / Poor	Moderate / Poor	Good	Good	Good
Visibility	Low	Low	Moderate	Low	Low
Amenity Value	Low	Low	Moderate	Low	Low

### Further Assessment

8. The applicant has proposed to fell the four trees and prune the lime tree as part of the general maintenance of the site.
9. The lime tree to be felled (T1) is situated at the rear of the block containing properties 25 – 36. On inspection the tree was found to be a young specimen that is being suppressed by an adjacent lime tree and an adjacent sycamore (T2). It was also noted that there was some sever trimmer damage at the base of the tree. This trimmer damage has not healed particularly well, and looks to have compromise the structural strength of the main stem. As such it is recommended that the tree is felled and replaced.
10. The sycamore tree to be felled (T2) is situated adjacent to T1, and against a retaining wall at the rear of flats 25 – 36. On inspection there was a large basal / stem wound that has caused the die back of bark up to approximately 2.5 metres above ground. Evidence of decay was found with the presence of saprophytic (dead wood consuming) fungi on the open wound of the stem. Due to this damage it is likely that in time the tree will be liable to failure. As such it is recommended that the tree if felled and replaced.
11. The lime tree subject to this application (T3) is situated adjacent to the rear car park of the flats and forms part of a group of other mature lime trees. The applicant has proposed to remove the epicormic branches of the tree up to the main fork. These works are only minimal and will have no impact on the health or amenity of the tree. As such it is recommended that these works are approved.
12. The rowans to be felled (T4 &T5) are situated close to the rear of flats 13 – 24. On inspection they were found to be in a good condition with no major defects. They are only visible from the rear of the flat and do not provide any wider amenity. The applicant has proposed to fell them to reduce the amount of light that they obstruct from the windows of the adjacent flats. It was considered that due to their proximity to the windows of the properties, the trees will obstruct a significant amount of daylight during the summer.

13. Due to the low amenity value of these trees it is considered that there should be no objection to their removal subject to their replacement in an appropriate location.
14. With regard to the objections received about the proposed felling of the trees, it is considered that the condition of the lime and the sycamore trees (T1 & T2) warrants their felling and therefore the objections should not prevent this. The rowan trees, whilst in a healthy condition, they are not considered to provide a sufficient amount of public amenity, and therefore it is considered that due to the problems they cause, even with the objections received there are insufficient grounds to refuse the application.

## **CONCLUSION**

15. The applicant has proposed to fell a lime tree a sycamore tree and 2 rowan trees, and prune a lime tree that are situated around the flats at Moncrieffe Close.
16. The felling of the lime and sycamore trees are considered to be justified by the trees' conditions as they both have areas of substantial damage present, and in the future will be liable to fail.
17. The proposed pruning of the lime tree will not have any impact on the amenity or health of the tree and should therefore be approved.
18. The felling of the rowan trees subject to this application is considered to be justified as they currently obstruct a substantial amount of light from the properties during the spring and summer; and do not provide a sufficient amount of amenity to the area to prevent their felling.

## **RECOMMENDATION**

19. 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. Four replacement trees 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.





FIRST SCHEDULE

Trees Specified Individually  
(encircled in black on the map)

None

Trees Specified by References to an Area  
(within a dotted black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
A1	A number of trees of whatever species standing in the area numbered A1 on the map.	'The Mount', Dixons Green, Road, Dudley.

Groups of Trees  
(within a broken black line on the map)

None

Woodlands  
(within a continuous black line on the map)

None



"Gaithaven"

hlanrhysud,  
lledigion

SY23 SAA.

TEL. ~~01222 222222~~



Dear Sir,

Re Planning application No PO8/15/76.

Moncrieffe Close, Dudley, DY2 7DF.

As owner of No 6, Moncrieffe Close I do understand & appreciate the necessity of keeping the grounds of the above site in good order, its pleasant & mature appearance was in fact one of the main attractions when we purchased the property. The trees in question have taken many years to grow, obviously they have to be pruned but see no reason to fell them, in particular the Rowan trees which are so attractive & colourful at this time of year and the berries a source of food for the birds in the area. The conifers do need attention & Sycamore but surely pruning is enough?

Would you please therefore register our objections, strongly so in relation to the Rowan trees.

Yours faithfully,

W. J. Keogh.

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JD

Entered Address 2 Moncrieffe Close Dudley DY2 7DF  
APAS Address 2, Moncrieffe Close, Dudley, DY2 7DF  
Specify An Address

Address Details



LOGGED &  
PLANNED

Matched to existing consultee?  Match Existing Consultee

Title Ms M  
Company / Surname Pascual  
E-Mail  
Telephone  
Addressee Role  
Reply Type Objection

Media

Number of media items 0  
Accepted media items 0  
Review Media

Comments

I love the trees around the property and although I am not an expert, I am not sure of the necessity of put the trees down. Can somebody check the possibility of just pruning?  
Those trees have been here for a long time and it would be a shame.  
Thanks

Transfer to APAS

Reject

Close