

PLANNING APPLICATION NUMBER:P06/0753

Type of approval sought	Tree Preservation Order
Ward	Wordsley
Applicant	Mr Sims
Location:	6, QUAYLE GROVE, STOURBRIDGE, DY8 5NS
Proposal	FELL 1 SILVER BIRCH
Recommendation Summary:	REFUSE

TREE PRESERVATION ORDER NO: D364 (1991) – T33

SITE AND SURROUNDINGS

1. The tree subject to this application is an early mature Birch tree that is located within the front garden of 6 Quayle Grove.
2. The tree forms a prominent part of the street scene, and provides a high amount of amenity to the surrounding area. The immediate area is wholly residential.

PROPOSAL

3. Summary of proposals for the works as written on application form is as follows:
 - Fell 1 Silver birch tree.
4. The tree has been marked on the attached plan.

HISTORY

There have been no previous Tree Preservation Order applications on this site.

PUBLIC CONSULTATION

5. Two representations in support of the application have been received. One from the occupiers of 9 Quayle Grove and one from the occupiers of 8 Quayle Grove. The points raised in support of the application are summarised below;
 - The tree overwhelms the front garden of 6 Quayle Grove.

- The tree has caused damage to driveways and drains within the Grove.
And,
- A number of branches have fallen from the tree in the past and it is only a matter of time until a branch falling from this tree causes some damage.

Copies of the representations are attached to this report.

ASSESSMENT

Tree(s) Appraisal

Criteria	Tree 1
TPO No	T33
Species	Birch
Height	10m
Spread	6m
Diameter	350mm
Form	Good
Vigour	Good
Approx Age	Early Mature
Pests / Diseases	None Evident
Canopy	Moderate / Good
% Deadwood	1%
Cavities	Slight cavities at old pruning wounds
Bark	Moderate – superficial crack in bark that has sealed over.
Roots	Moderate – evidence of lifting of adjacent tarmac, block paving and surface roots within the lawn
Overall Health	Good
Visibility	High
Amenity Value	High

Further Assessment

6. The tree subject to this application is a mature Silver Birch tree that is located within the front garden of 6 Quayle Grove. The tree is prominent within the street scene and provides a high amount of amenity to the surrounding area.

7. The reasons cited on the application form for the felling root damage to the neighbours drive and adjacent foot path, and the exposed roots on the lawn are giving concern about potential damage to the house.
8. On inspection a number of areas of root distortion were identified in the immediate vicinity. However these were considered to be minor and could be resolved by other means, such as minor root pruning or surface treatments. As such the damage does not justify the negative impact on the amenity of the area that will result from the removal of this tree.
9. With regard to the potential for damage to the property, root related foundation damage is highly unpredictable and the presence of roots adjacent to a foundation does not mean that damage is likely. As such no works that are detrimental to the amenity of the surrounding area should be approved unless further more detailed information about the likelihood of root damage is submitted.
10. During the site visit a number of small diameter branches appeared to be dead. The applicant was informed that any dead, dying or dangerous branches could be removed from the tree without application.

CONCLUSION

11. The Silver Birch tree subject to this application is a early mature specimen, that, by virtue of its location, provides a high amount of amenity to the surrounding area.
12. The applicant would like to fell the tree due to concerns over potential root damage to the foundations of the property and current damage to the adjacent hard surfaces.
13. Whilst roots are evident in the lawn close to the face of the adjacent foundations this is not considered to be sufficient proof that damage is occurring, or is likely to occur, to the foundations. As such without further justification the felling of the tree should not be allowed on this basis.
14. On inspection the damage to the adjacent hard surfacing was considered to be minor and could be remedied by other action that the removal of the tree. In the case of the roots that are distorting the block paving driveway, a small amount of root pruning may be acceptable. However any works of this nature would be subject to a new application for permission.
15. As the damage to the hard surfaces is considered to be minor and remediable by means other than tree removal, it is not considered to be sufficient justification fro the removal of this tree and the resulting impact on the amenity of the area.

RECOMMENDATION

16. It is recommended that application is refused for the following reason;

Conditions and/or reasons:

1. The tree provides a high amount of amenity to the surrounding area and whilst it is accepted that the tree is the probable cause of the minor damage to the surrounding hard surfaces, this damage is not considered sufficient justification for the removal of this tree or the subsequent loss of amenity. Also insufficient justification has been provided to show that the tree is, or is likely to, cause any damage to the foundations of the adjacent buildings.