

PLANNING APPLICATION NUMBER:P08/1708

Type of approval sought	Tree Preservation Order
Ward	Brockmoor & Pensnett
Applicant	Mr John Challoner, John Challoner Associates
Location:	WOODLAND TO REAR OF, 10 - 36, HINSFORD CLOSE, KINGSWINFORD, WEST MIDLANDS
Proposal	VARIOUS TREE WORKS WITHIN WOODLAND AREA ON THE PENNETT TRADING ESTATE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

TREE PRESERVATION ORDER NO: D 251 (1988) – W1

SITE AND SURROUNDINGS

1. This application proposes to carry out woodland management (coppicing, thinning of overly populated areas, removing dead, dying and mis-formed trees) on the wooded embankment that runs between the rear boundaries of 10-36 Hinsford Close and the Pensnett Trading Estate.
2. The wooded embankment is predominantly comprised of willow, hawthorn, ash and sycamore. It slopes down from the trading estate to the rear boundaries of the property. The change in ground level is approximately six metres.
3. At the top of the embankment is a Leylandii conifer hedge that stretches along the whole length of embankment apart for a nine metre gap in the centre.

PROPOSAL

4. Summary of proposals for the works as written on application form is as follows:
 - Undertake woodland management to wooded embankment adjacent to 10 – 36 Hinsford Close.
5. The area has been marked on the attached plan.

HISTORY

6. There have been no previous Tree Preservation Order applications on this section of the site.

PUBLIC CONSULTATION

7. A representation was received from a resident of Hinsford Close that backs onto the embankment. It stated that whilst works need to be carried out to the embankment in order to reduce problems with light obstruction, TV and satellite signal obstruction and general encroachment; they should not go as far as to remove the screen between the residential properties.

ASSESSMENT

Tree(s) Appraisal

8. Due to the number of trees on the site and the nature of the proposals, an individual assessment of all of the trees would be of little use and would take a disproportionate amount of time. As such a general description of the wooded embankment is provided below.
9. The embankment appears to have been planted around the same time of the development of the units in this section of the trading estate. It contains mixed deciduous species, comprising of crack willow, goat willow, hawthorn, birch, ash, sycamore and lesser amounts of rowan, whitebeam and poplar.
10. At the base of the embankment there is a stream that often overflows water logging the soils around the base of the lower section of trees. This water logging of the root system has caused a number of the trees to fail at their roots during high wind, and have left a number of fallen trees within the area.
11. The tallest elements of the woodland, generally the crack willow, are approximately 13 metres high with the general body of the trees being approximately 5 – 7 metres high.
12. The current density of the trees has resulted in many of them developing drawn up forms, as they have competed with each other for the light.
13. In terms of health the trees are all vigorous, and will continue to compete with each other until large trees attain dominance. However as they will be tall and spindly they would be more prone to catastrophic failure during unsettles weather.

14. The Leylandii hedge at the top of the embankment varies in height from 4 metres to 8 metres; all of the trees are in a healthy condition and serve to provide a year round screen from the properties to the trading estate units.

Further Assessment

15. The applicant has proposed various works to the trees on the embankment in order to bring them back into good management and allow the healthy development of the wooded area in the future.
16. The proposals for the area include:
 - Remove any dead trees;
 - Remove any fallen tree that have re-sprouted
 - Coppice crack willow and goat willow at a height of 1 metre above ground and allow to re-grow;
 - Thin out areas of Ash and Hawthorn by up to a maximum of 30% where required.
 - Thin out area of goat willow by 50% in compartment "E" on the plan submitted with the application.
17. The proposals generally aim to manage the trees so as they will have more space to develop, and not be forced to grow upwards to get to sufficient light. If this is allowed the trees should be less prone to failure, will block less light from the rear gardens and will ultimately be not be as overbearing to the adjacent residents.
18. Initially, if the works are approved, the embankment will look as though it has been 'scalped'. However due to the species present on the embankment, they will put on a good amount of re-growth within the first season following the works and will soon develop to give a natural appearance.
19. If the works are to be carried out the only alternative that would prevent the 'scalped' appearance would be to stagger the works so that only a proportion of the works is done at any one time. However if this is done due to the presence of surrounding trees the re-growth will be encouraged to grow taller, thereby reducing the effectiveness of the works. As such it is considered that in the long term the embankment would be best served by carrying out the works in one go.
20. Due to the conifer screen at the top of the bank, there will be no increased visibility of the units behind, and the opportunity should be taken to infill the gap in the conifer hedge with appropriate planting.

21. The applicant has also given indicative proposals for future management of the embankment that should be carried out at various intervals. These include the carrying out of any formative pruning works of the re-growth that are required in 2010, the pruning of the conifer hedge down to 3 metres (this would still maintain the visual screen between the houses and the units) in 2012, a five yearly inspection of the re-growth to provide future recommendations for tree work and the repetition of the coppicing of the trees on a 10 – 15 year cycle.
22. The future proposals could be approved in full under this application, approved subject to details being submitted and approved at a time closer to the works, or they could be refused under this application, thereby requiring a formal application for the works to be submitted as and when required.
23. It is recommended the proposed future works in 2010 and 2012 are approved subject to a condition requiring detailed proposals being submitted and approved prior to the works to be carried out.
24. Overall the works are considered to be good woodland a management that is required to bring the embankment back into a good condition following years of insufficient management. The appearance of the embankment will look 'scalped' following the works. However this is considered to be appropriate in order to provide the greatest benefit in the long term.

CONCLUSION

25. The applicant has proposed a wide ranging series of woodland management works to improve the quality of the wooded embankment at the rear of 10 – 36 Hinsford Close.
26. Overall the works are considered to be beneficial to the embankment and should reduce the problems that the trees cause to the adjacent residents. Due to the conifer screen at the top of the embankment the units should remain screened from the properties at all times, and following the works the remaining trees on the embankment should develop good and natural crowns within a couple of growing seasons. As such it is recommended that the proposed works are approved.

RECOMMENDATION

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

Conditions and/or reasons:

1. Notwithstanding any of the details on the submitted application forms, the works hereby approved are as follows: -

Schedule:

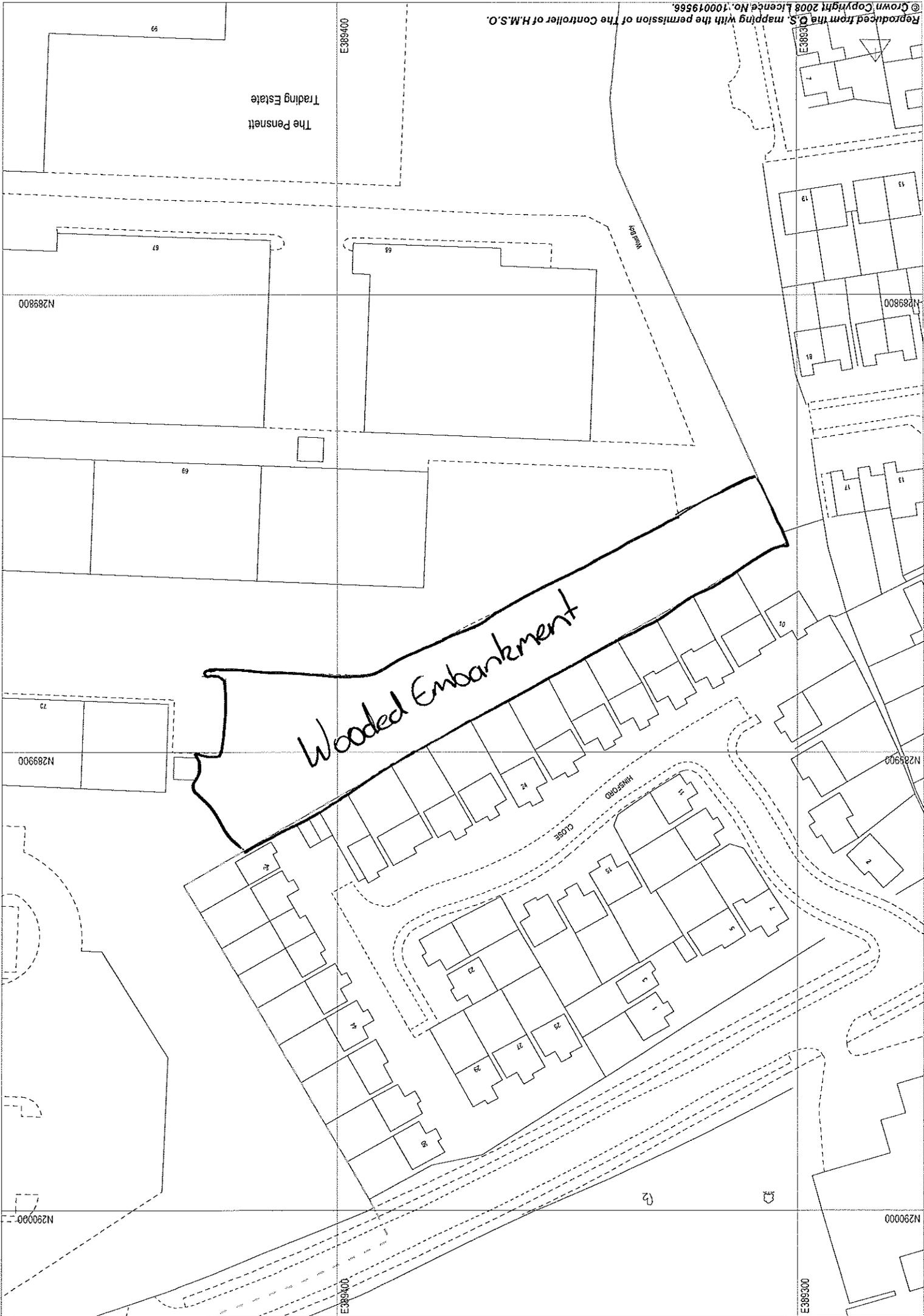
All initial works that have been proposed on the 'Tree Survey, Tree Works and Woodland Management Proposals' drawing that was submitted as part of the application.

The formative pruning works as proposed for 2010 under the Future Woodland Management section of the 'Tree Survey, Tree Works and Woodland Management Proposals', subject to the submission and approval in writing by the local planning authority of the fully detailed specification of the works prior to their commencement.

The reduction in height of the Leylandii screen proposed for 2012 under the Future Woodland Management section of the 'Tree Survey, Tree Works and Woodland Management Proposals', subject to the submission and approval in writing by the local planning authority of the fully detailed specification of the works prior to their commencement

Any other works have not been approved and will require a formal application for TPO permission prior to any works being carried out.

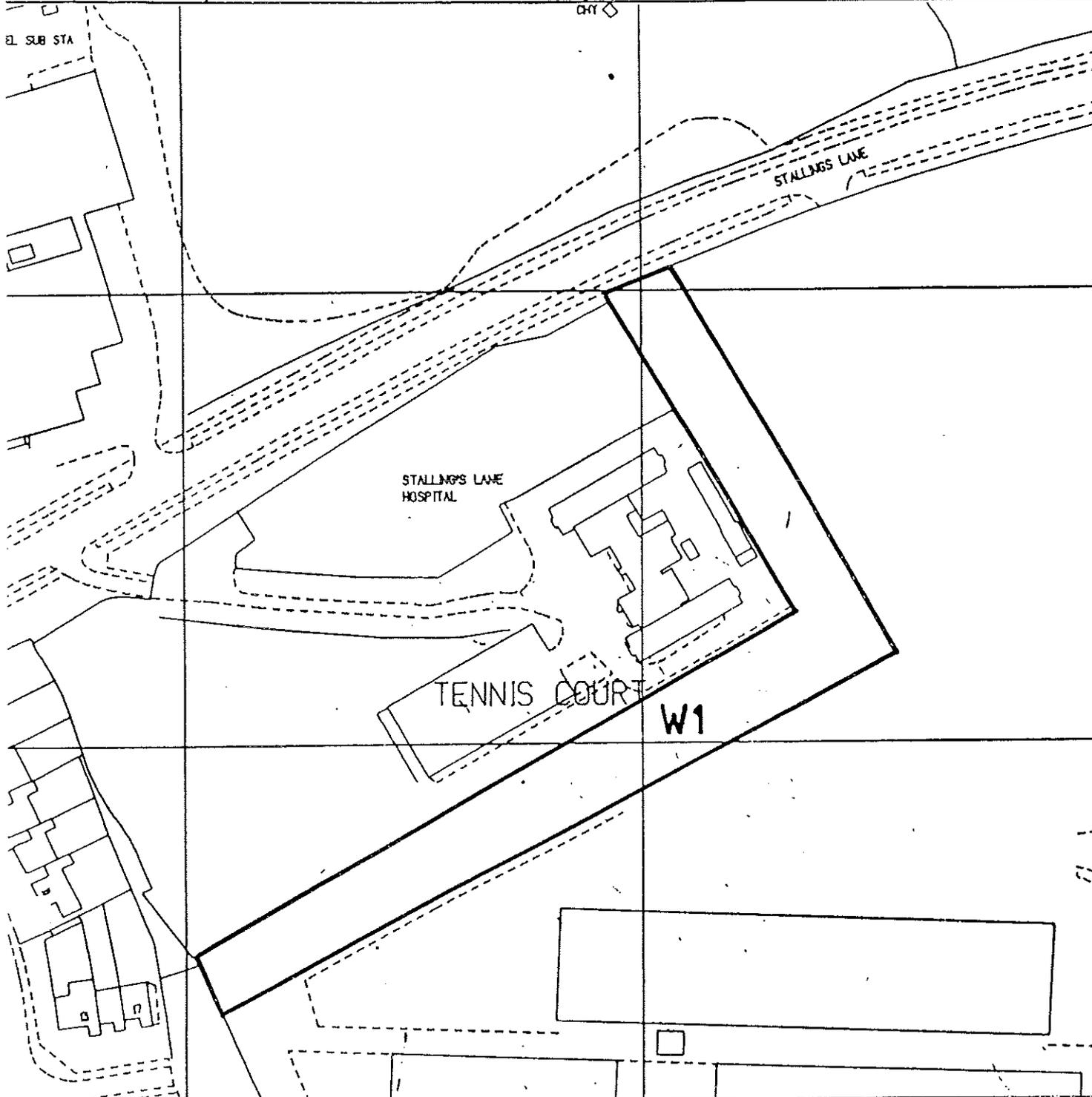
2. The tree works subject of this consent shall be carried out in accordance with British Standard BS 3998:1989 'Recommendations for Treework'.
3. The works hereby approved shall be carried out within 12 months of the date of this decision.
4. A scheme to include the planting of trees in the existing gap of the Leylandii screen shall be submitted. The number, size, species and location of the replacement trees shall be agreed in writing with the Local Planning authority prior to the felling of the trees to which this application relates.



The Pensnett
Trading Estate

Wooded Embankment

Ref. 895 898	O.S. Sheets S.O. Edition.	Scale 1/1250	Drg. No. A/1988
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Map referred to in THE BOROUGH of DUDLEY
 Stallings Lane, Kingswinford. No.2
 TREE PRESERVATION ORDER *D2S1* 1988

The common seal of the Borough Council of Dudley was hereunto affixed this day
 of 19... in the presence of,

DIRECTOR of LEGAL & ADMINISTRATIVE SERVICES.

Key.. PROPOSED WOODLAND MANAGEMENT.



NB. REFER TO DETAILED PLAN BELOW
AND SEPARATE DOCUMENT TITLED
"MANAGEMENT PLAN - REPORT & PROSPECTS"
BY JOHN CHALLONER ASSOCIATES.

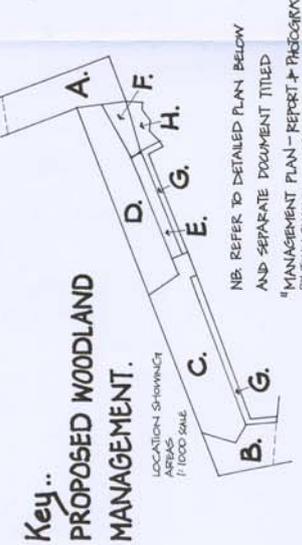
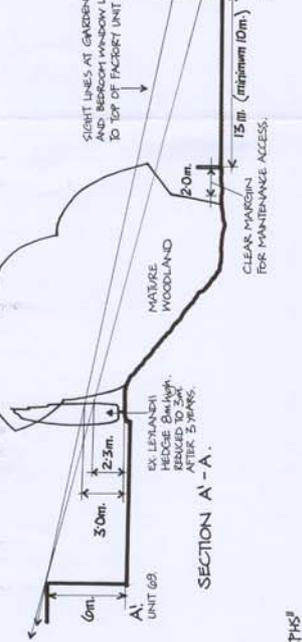
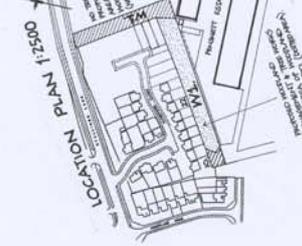
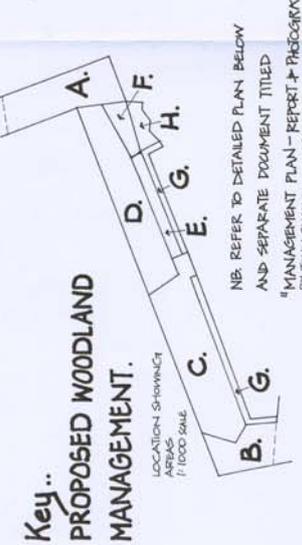
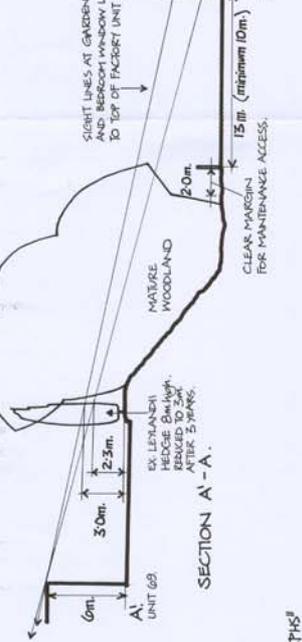
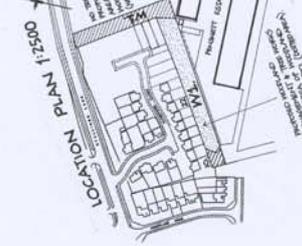
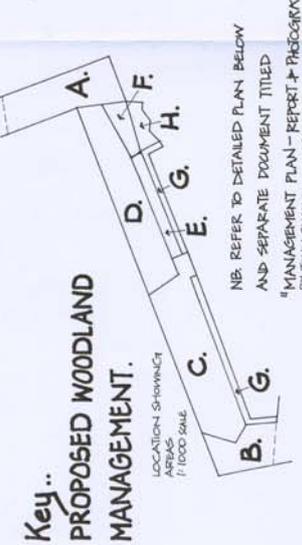
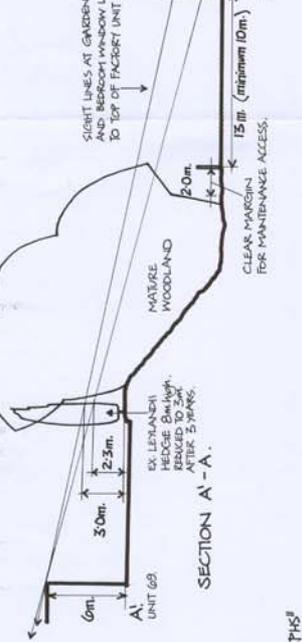
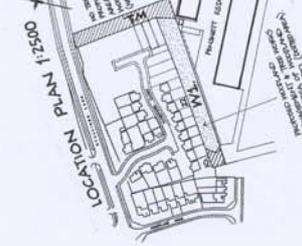
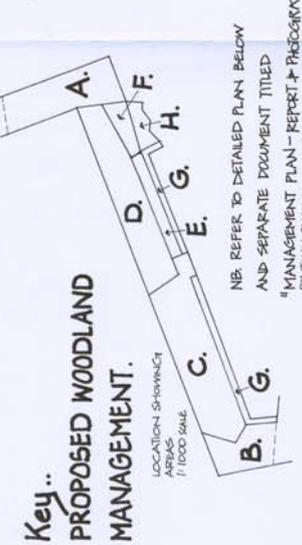
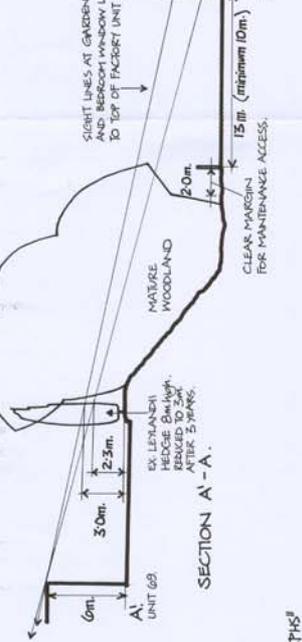
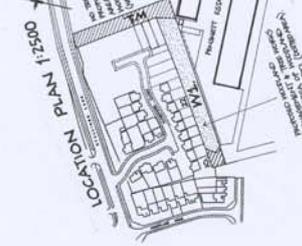
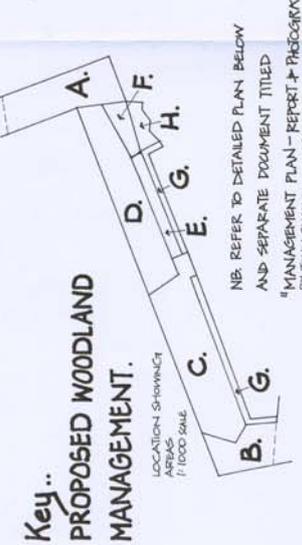
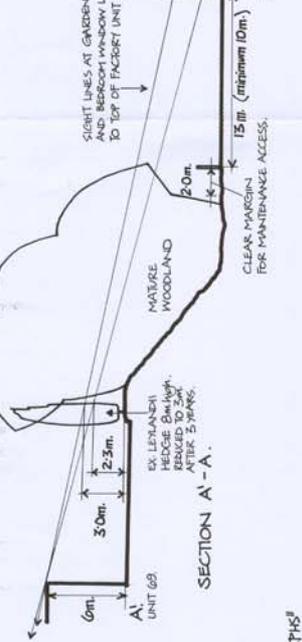
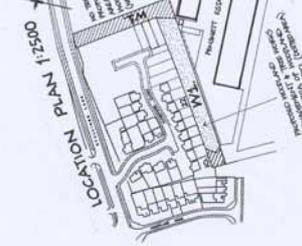
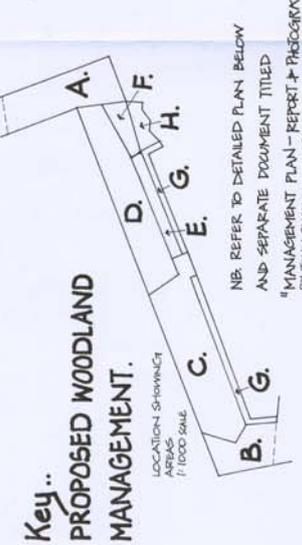
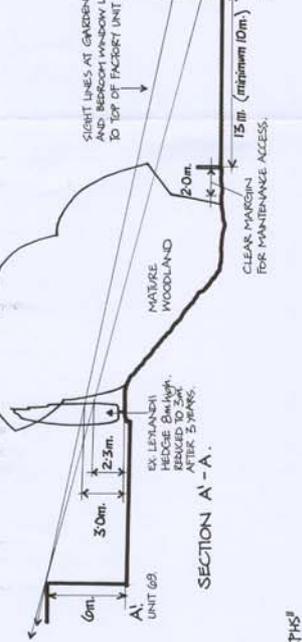
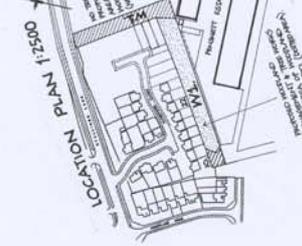
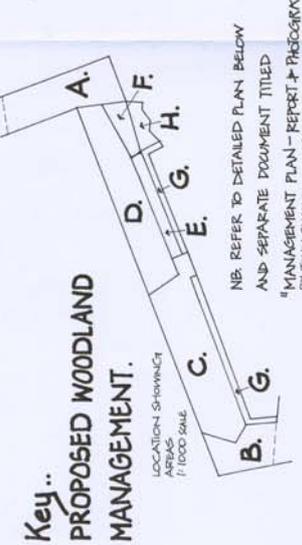
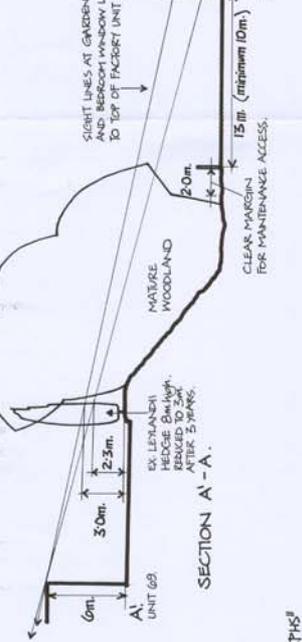
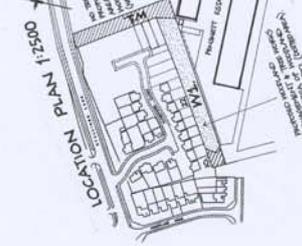
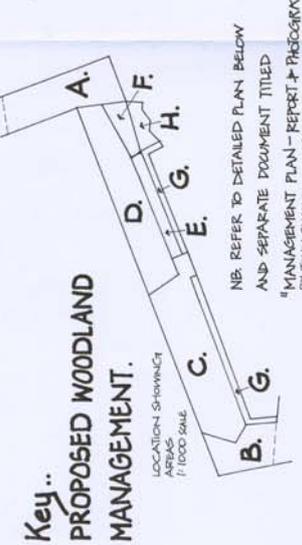
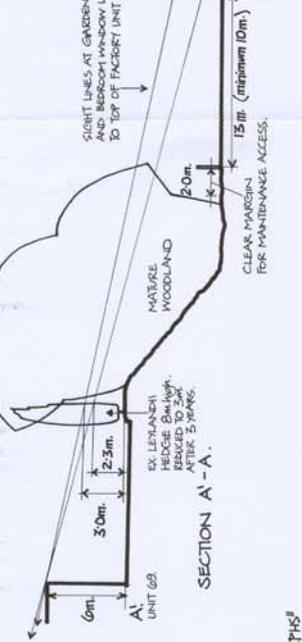
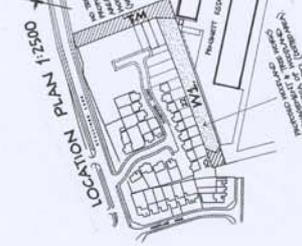
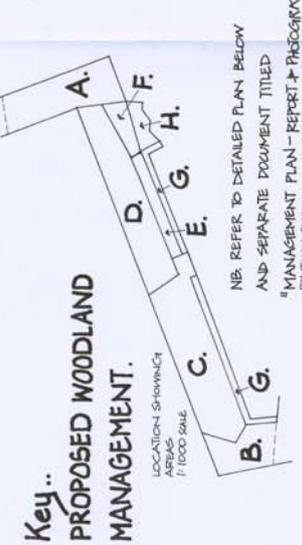
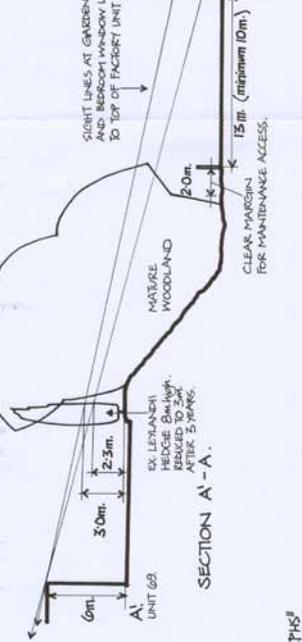
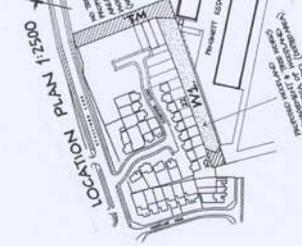
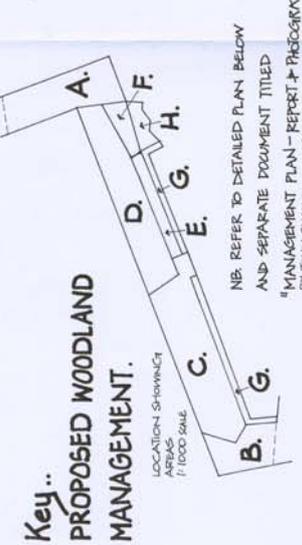
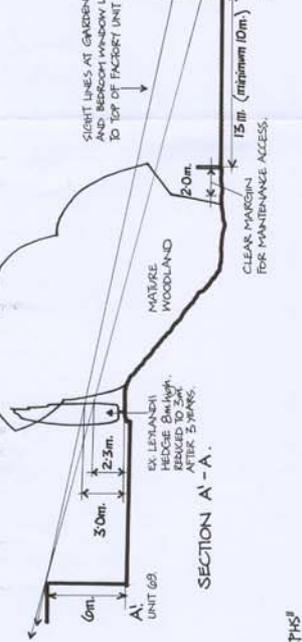
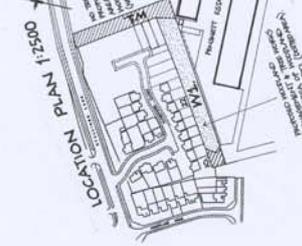
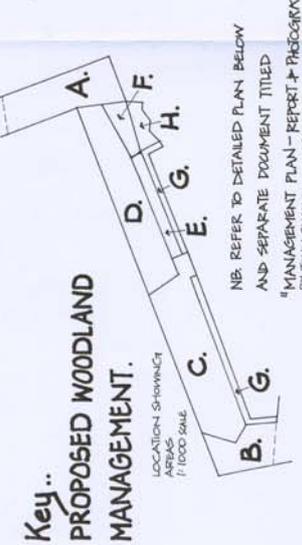
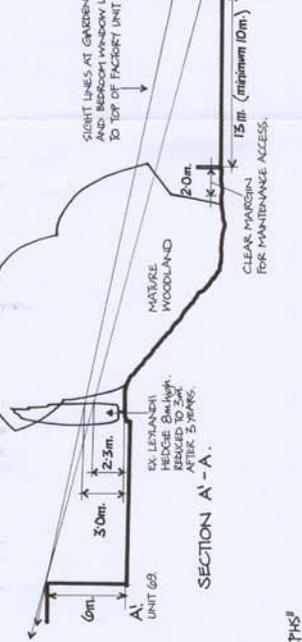
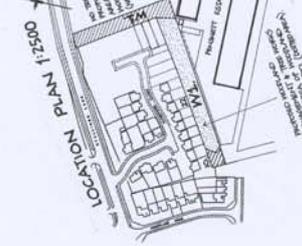
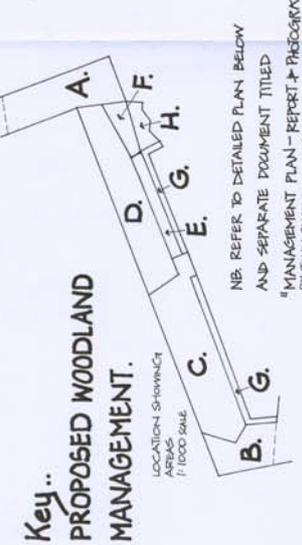
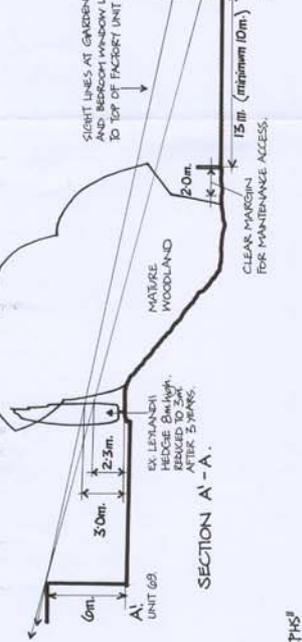
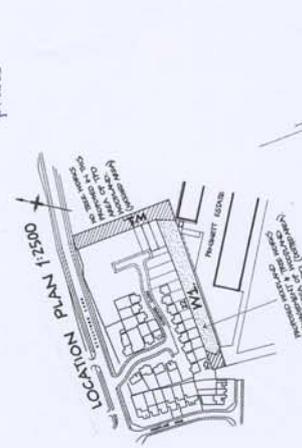
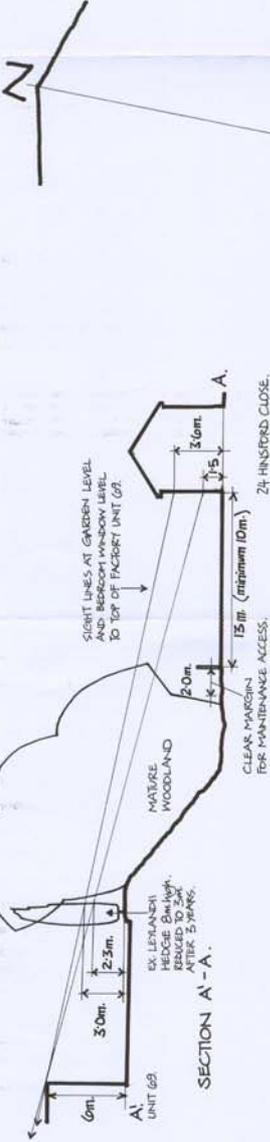
- Area not surveyed. No work proposed.
- Area surveyed in detail. Retain all natural regeneration with exception of 2 no. Goat Willow at top of bank to be coppiced.
- Area surveyed in detail. Remove all dead trees (1 no. Goat Willow). Cut to ground level and remove all dead tree stumps (2 no. 150g, 2 no. 300g). Lift out by crane, all trees at already failed trees (3 no. Hawthorn, 4 no. Crack Willow). Coppice at Goat Willow within one metre of ground level (20 no.). Retain good specimens of Hawthorn (Approximately 25 no. in excess of 100g). Retain all trees of Birch (1 no.), Rowan (2 no.), Ash (1 no.). Retain areas of Hawthorn and Ash natural regeneration and thin out where necessary up to a maximum 30%.
- Area not surveyed in detail. Only by visual observation from top and bottom of bank. Remove any dead trees. Cut to ground level and remove any old tree stumps. Coppice at Crack Willow within one metre of ground level. Retain good specimens of Hawthorn. Remove all Sycamores (Approximately 8 no. 75-125 girth). Retain areas of Hawthorn natural regeneration and thin out where necessary up to a maximum 30%.
- Area not surveyed in detail. Only by visual observation from top of bank. Remove ivy from bases of Goat Willow, carry out aerial inspection and coppice failed trees. Retain all trees of Hawthorn (Approximately 25 no. 50-150g). Coppice 50% of good multi-stemmed Goat Willow. Retain 50% of good multi-stemmed Goat Willow. Retain all trees of Hawthorn (Approximately 25 no. 50-150g). Retain all trees of Hawthorn (Approximately 25 no. 50-150g). Retain all trees of Hawthorn (Approximately 25 no. 50-150g).
- Area not surveyed in detail. Only by visual observation from top of bank. Retain good specimens of Hawthorn (Approximately 25 no. 50-150g). Retain all trees of Hawthorn (Approximately 25 no. 50-150g). Retain all trees of Hawthorn (Approximately 25 no. 50-150g).
- Retain two sections of Leylandii Corridor Hedge 5.8 metres high planted in single row at 500mm centres along top of bank.
- Retain dense block of evergreen shrubs, mainly Cherry Laurel growing to 4 metres high.

Future Woodland Management

- January 2010 - Review site after one year and carry out any formative pruning work. check re-growth of coppice.
- January 2012. Top-off Leylandii hedge to height of 3 metres of ground level and maintain at this height to continue providing a year round screen to industrial units when viewed from neighbouring properties in Hinstford Close.
- Every five years from 2009, carry out a site inspection in September to report on the general condition of the woodland with recommendations for any tree works.
- Every 10-15 years, subject to agreement on site with Dudley Council Tree Protection Officer, carry out rotational coppicing of all Crack Willow and Goat Willow to even the tree within woodland to create mixed, diverse, uneven age coppice. Thin out and / or crown lift Hawthorn Birch and Ash, especially in areas of natural regeneration.
- At all times, if any tree becomes diseased, dying or dangerous, in the interests of health and safety, inspect and assess works to existing trees for carrying out recommended tree surgery work or felling / removal, notifying Dudley Council on each and every occasion.
- Periodically maintain a clear unobstructed two metre wide slip along boundary fences and around motorcycle coven situated along the land drain, for maintenance access (refer to item 2.4 in Management Plan Report).

KEY TO TREE SURVEY ...

- POSITION OF TREE BOLE
POSITION OF MULTI-BRANCHED TREE BOLES
NAME OF TREE FOLLOWED BY GIRTH DIAMETER
IN MM AT 1.5m ABOVE GROUND LEVEL...
3x50
GW
GM
H
B
R
K
S
A
W
- CRACK WILLOW (SALIX CAPREA)
GOAT WILLOW (SALIX CAUDATA)
HAWTHORN (CRATAEGUS MONSIEURII)
BIRCH (BETULA SP)
ROWAN (SORBUS AUCUPARIA)
SYCAMORE (ACER PSEUDOPLATANUS)
ASH (FRAXINUS EXCELSIOR)
POLLARD POPLAR (POPULUS ALBA)
- AREAS OF HAWTHORN NATURAL REGISTRATION
AREAS OF OLD BRASH PILES
FAILED TREES ALREADY FALLEN TO GROUND
SLEEP SLOPES 1 1/2 GRADIENT TO BANK.



FIRST SCHEDULE

<u>Area</u>	<u>Description</u>	<u>Location</u>
W1	Mixed deciduous trees consisting mainly of Willow trees	Off Stallings Lane, Kingswinford

Comment on Application number P08/1708

There appears to be no additional information for this application on which to make an informed comment.

I would like to state that the trees in this area need to be cut back and maintained as at present they are restricting light to many properties, affecting television and satellite reception, encroaching on some boundaries and may be contributing to the poor and waterlogged condition of the surrounding area.

I would, however, strongly object if the proposal is to remove the woodland area, or sections of it, altogether as it provides a valuable screen between the residential area of Hinsford close and Pensnett Trading Estate, the removal of which would affect security and the general view to the rear of the residential properties.

Yours faithfully,

Jane Lewis.