

PLANNING APPLICATION NUMBER: P08/0487

Type of approval sought	Tree Preservation Order	
Ward	NORTON	
Applicant	Roger Stephen, Lesley Thomas	
Location:	THE CEDARS, OUNTY JOHN LANE, PEDMORE, STOURBRIDGE, WEST MIDLANDS, DY8 2RG	
Proposal	FELL 2 NO. LEYLANDII TREES	
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS	

TREE PRESERVATION ORDER NO: D 652 (2001) – A34

SITE AND SURROUNDINGS

1. The trees subject to this application are two young Leylandii cypress trees that are situated in the rear garden of a newly built property within the grounds of Greenridges, Ounty John Lane. The trees are shielded by surrounding buildings and are not publicly visible. As such they provide a very low amount of public amenity to the surrounding area.

PROPOSAL

2. Summary of proposals for the works as written on application form is as follows:
 - Fell 2 Leylandii trees.
3. The trees have been marked on the attached plan.

HISTORY

4. There has been one previous Tree Preservation Order application on this site. There is also a current application for the pruning of two Corsican pines on this site, due to an objection that has been received; this application will also be determined by the Tree Preservation Order Committee.

<i>Site History</i>		
Application No	P07/0239	21/03/07
Proposal	Fell 2 Sycamore trees 1 Laburnum tree 1 Beech tree & root protection works to 1 Thuja tree & 1 yew tree	Approved with conditions

PUBLIC CONSULTATION

- An objection was received from a neighbour, who lives in Quarry Park Road. The objection is based on the loss of screening that will result from the felling of the trees. A copy of the objection is attached.

ASSESSMENT

Tree(s) Appraisal

6.

Criteria	Tree 1	Tree 2
TPO No	A34	A34
Species	Leylandii	Leylandii
Height	5m	4.5m
Spread	2m	1m
Diameter	75mm	50mm
Form	Good	Moderate
Vigour	Good	Moderate / Good
Approx Age	Young	Young
Pests / Diseases	None Evident	None Evident
Canopy	Good	Good
% Deadwood	0%	0%
Cavities	None Evident	None Evident
Bark	Good	Good
Roots	Good	Good
Overall Health	Good	Good
Visibility	Very Low	Very Low
Amenity Value	Very Low	Very Low

Further Assessment

- The applicant has proposed to fell the trees because they feel that the trees are too close to the existing trees, and the house.
- On inspection the trees were found to be young Leylandii cypress trees that were estimated to be 4.5 to 5 metres tall. The trees have not yet developed a full crown, and provide a very low amount of public amenity.

9. Tree 1 is situated in close proximity to a mature western red cedar tree that has developed a good form. If the Leylandii tree is left in place it will have an adverse impact on the appearance and form of this tree as they start to grow in competition.
10. Tree 2 is situated under the canopy of one of the mature Corsican pine trees that is situated at the rear of the property. Due to this, tree will never amount to anything of value and could foreseeably cause problems once it starts to grow into the canopy of the pine.
11. With regard to the objection, as the trees are only small it is not considered that the removal of the Leylandii will have any significant impact on the screening of the objector's property as the trees are only small and the adjacent surrounding trees also provide screening. There is also a question of whether privacy screening between two private properties is an issue that can be afforded any weight. Guidance suggests that only issues that relate to the wider public benefit should be attached significant weight when considering objections relating to Tree Preservation Order applications.
12. Due to the low visibility of the tree their removal will have no impact on the public amenity of the surrounding area.

CONCLUSION

13. The two Leylandii trees subject to this application are small specimens that are located in the rear garden of a newly built property in the former garden of Greenridges, Ounty John Lane. Due to their size and location the trees provide little or no amount of public amenity to the surrounding area.
14. Due to their lack of public amenity, it is considered that the removal of these trees will not have any impact on the amenity of the wider area, and it is recommended that approval is granted for their removal.

RECOMMENDATION

15. 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. Two 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 trees shall be agreed in writing with the Local

Planning authority prior to the felling of the trees to which this application relates.



The Cedars

a T1
a T2

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Map referred to in the Borough Council of Dudley
 Tree Preservation Order 2001 No D652
 Ounty John Lane / Quarry Park Road

ORDNANCE SURVEY MAPPING IS BASED UPON THE ORDNANCE SURVEY MAP WITH THE
 SANCTION OF THE CONTROLLER OF H M STATIONERY OFFICE.
 LICENCE NUMBER LA 076171

DRAWING A2362

GRID REF

SCALE 1/1250

SCHEDULE 1
SPECIFICATION OF TREES

Reference on Map	Description	Situation
Trees specified individually		
None		
Groups of trees		
None		
Trees specified by reference to an area		
(Within the dotted line on the plan)		
A1	All trees of whatever species Within Area 1	Loughrigg, Racecourse Lane, Pedmore
A2	All trees of whatever species Within Area 2	Yarnborough, Racecourse Lane, Pedmore
A3	All trees of whatever species Within Area 3	June Cottage, Racecourse Lane, Pedmore
A4	All trees of whatever species Within Area 4	Wedgwood, Racecourse Lane, Pedmore
A5	All trees of whatever species Within Area 5	North Steppes, Racecourse Lane, Pedmore
A6	All trees of whatever species Within Area 6	St. Margarets, Quarry Park Road, Pedmore
A7	All trees of whatever species Within Area 7	Orana, Quarry Park Road, Pedmore
A8	All trees of whatever species Within Area 8	Grange House, Quarry Park Road, Pedmore
A9	All trees of whatever species Within Area 9	Links Cottage, Racecourse Lane, Pedmore
A10	All trees of whatever species Within Area 10	The Slips, Worcester Lane, Pedmore

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Reference on Map	Description	Situation
A11	All trees of whatever species Within Area 11	Grazebrook House, Racecourse Lane, Pedmore
A12	All trees of whatever species Within 12	1, Landsgate, Pedmore
A13	All trees of whatever species Within Area 13	3, Landsgate, Pedmore
A14	All trees of whatever species Within Area 14	5, Landsgate, Pedmore
A15	All trees of whatever species Within Area 15	7, Landsgate, Pedmore
A16	All trees of whatever species Within Area 16	Dene Cottage, Racecourse Lane, Pedmore
A17	All trees of whatever species Within Area 17	Pasture Cottage, Racecourse Lane, Pedmore
A18	All trees of whatever species Within Area 18	Springfield, Quarry Park Road, Pedmore
A19	All trees of whatever species Within Area 19	No. 5, Quarry Park Road, Pedmore
A20	All trees of whatever species Within Area 20	Blakely, Quarry Park Road, Pedmore
A21	All trees of whatever species Within Area 21	Carlton House, Quarry Park Road, Pedmore
A22	All trees of whatever species Within Area 22	Silverdale Cottage/ Silverdale, Quarry Park Road, Pedmore
A23	All trees of whatever species Within Area 23	The Lodge, Quarry Park Road, Pedmore
A24	All trees of whatever species Within Area 24	Dene Bank, Racecourse Lane, Pedmore
A25	All trees of whatever species Within Area 25	Holly House, Racecourse Lane, Pedmore
A26	All trees of whatever species Within Area 26	The Orchard, Quarry Park Road, Pedmore

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Reference on Map	Description	Situation
A27	All trees of whatever species Within Area 27	Ashton Lodge, Quarry Park Road, Pedmore
A28	All trees of whatever species Within Area 28	Field House, Quarry Park Road, Pedmore
A29	All trees of whatever species Within Area 29	Summerlea, Quarry Park Road, Pedmore
A30	All trees of whatever species Within Area 30	Redlands, Quarry Park Road, Pedmore
A31	All trees of whatever species Within Area 31	Featherknowle, Quarry Park Road, Pedmore
A32	All trees of whatever species Within Area 32	Fair Acre, Quarry Park Road, Pedmore
A33	All trees of whatever species Within Area 33	Beechwood, Ounty John Lane, Pedmore
A34	All trees of whatever species Within Area 34	Greenridges, Ounty John Lane, Pedmore
A35	All trees of whatever species Within Area 35	Fairfield House, Quarry Park Road, Pedmore
A36	All trees of whatever species Within Area 36	Heath House, Ounty John Lane, Pedmore
A37	All trees of whatever species Within Area 37	Skansen, Ounty John Lane, Pedmore
A38	All trees of whatever species Within Area 38	The Ridgeback, Ounty John Lane, Pedmore
A39	All trees of whatever species Within Area 39	Wilmin, Ounty John Lane, Pedmore
A40	All trees of whatever species Within Area 40	Middlefield, Ounty John Lane, Pedmore
A41	All trees of whatever species Within Area 41	The Field House, Ounty John Lane, Pedmore
A42	All trees of whatever species Within Area 42	Amberley Court, Ounty John Lane, Pedmore

Reference on Map	Description	Situation
A43	All trees of whatever species Within Area 43	The Highlands/Greyfields Court, Ounty John Lane, Pedmore
A44	All trees of whatever species Within Area 44	Woodcroft, Ounty John Lane, Pedmore
A45	All trees of whatever species Within Area 45	Still Meadow, Ounty John Lane, Pedmore
A46	All trees of whatever species Within Area 46	Orchard House, Quarry Park Road, Pedmore
A47	All trees of whatever species Within Area 47	The Cottage, Quarry Park Road, Pedmore
A48	All trees of whatever species Within Area 48	Grantchester, Quarry Park Road, Pedmore
A49	All trees of whatever species Within Area 49	Petros, Quarry Park Road, Pedmore
A50	All trees of whatever species Within Area 50	Broadfield, Quarry Park Road, Pedmore
A51	All trees of whatever species Within Area 51	Gable End, Quarry Park Road, Pedmore
A52	All trees of whatever species Within Area 52	The Purlins, Quarry Park Road, Pedmore
A53	All trees of whatever species Within Area 53	Redmays, Quarry Park Road, Pedmore
A54	All trees of whatever species Within Area 54	Fairlands, Quarry Park Road, Pedmore
A55	All trees of whatever species Within Area 55	Heatherstones, Quarry Park Road, Pedmore
A56	All trees of whatever species Within Area 56	Lainchbury, Quarry Park Road, Pedmore
A57	All trees of whatever species Within Area 57	Weatherfield House, Quarry Park Road, Pedmore
A58	All trees of whatever species Within Area 58	Bromton Lodge, Quarry Park Road, Pedmore

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Reference on Map	Description	Situation
A59	All trees of whatever species Within Area 59	Sommerford House, Quarry Park Road, Pedmore
A60	All trees of whatever species Within Area 60	Ribbesford, Quarry Park Road, Pedmore
A61	All trees of whatever species Within Area 61	Wychbury, Quarry Park Road, Pedmore
A62	All trees of whatever species Within Area 62	Honeygate, Quarry Park Road, Pedmore
A63	All trees of whatever species Within Area 63	Mayhill, Quarry Park Road, Pedmore
A64	All trees of whatever species Within Area 64	Cedar Cottage, Quarry Park Road, Pedmore

Woodlands

None



Orchard House
30A Quarry Park Road
Stourbridge
DY8 2RE

22nd April 2008

Mr J Dunn
Directorate of the Urban Environment,
Dudley Metropolitan Borough Council,
3 St James's Road
Dudley,
DY1 1HZ

Dear Mr Dunn,

Re: Application no P08/0487 and Application no P08/0488
Both for the Cedars, Ounty John Lane, Pedmore, Stourbridge, DY8 2RG

You very kindly wrote to us on the 8th April regarding both of the above planning applications.

After careful consideration we would like to object to both applications.

When planning permission was granted for the two new houses at the Cedars we did not object although the one house we felt was very close to our boundary, because we felt we had some mature large trees which would screen the development.

Therefore we believe they are trying to remove these trees by stealth, because we would have objected to the original application if the removal of trees had been incorporated.

The trees are a wonderful feature, they are mature, were there before the houses and we very much hope will be part of the area for a long time to come.

Yours sincerely,



77 MR. L. WHITUS.