

# PLANNING APPLICATION NUMBER:P11/0896

Type of approval sought	Tree Preservation Order
Ward	ST THOMASS
Applicant	Mr. M. Farnell
Location:	<b>LAND SITUATED BETWEEN OAKHAM ROAD, ELIZABETH ROAD AND MILES GROVE, DUDLEY</b>
Proposal	<b>FELL 2 SYCAMORE TREES AND 1 BEECH TREE</b>
Recommendation Summary:	<b>PART APPROVE &amp; PART REFUSE (SPLIT DEC'N)</b>

**TREE PRESERVATION ORDER NO: TPO/0036/STT (2010) – W1**

## SITE AND SURROUNDINGS

1. The trees subject to this application are 2 mature sycamore trees and a mature ash tree that are situated in woodland that is situated between oakham road and Elizabeth Grove. The trees are on the edge of the woodland adjacent to the property at 19 Elizabeth Grove. The trees are all visible and provide varying amount of amenity to the area.

## PROPOSAL

2. Summary of proposals for the works as written on application form is as follows:
  - PART A: Fell 1 Sycamore Tree (T1)
  - PART B: Fell 1 Ash Tree and 1 Sycamore tree (T2 & T3).
3. The application form proposed works to 2 Sycamore trees and a Beech tree. However on inspection it was found that the trees in question were 2 Sycamore trees and an Ash tree.
4. The tree has been marked on the attached plan.

## HISTORY

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

## PUBLIC CONSULTATION

6. No public representations have been received.

## ASSESSMENT

### Tree(s) Appraisal

<i>Tree Structure</i>	<b>Tree 1</b>	<b>Tree 2</b>
TPO No	W1	W1
Species	Sycamore	Sycamore
Height (m)	16m	17
Spread (m)	10	7
DBH (mm)	500	2 x 300
Canopy Architecture	Moderate / Good	Poor
Overall Form	Good	Poor
Age Class <i>Yng / EM / M / OM / V</i>	Mature	Mature

### *Structural Assessment*

Trunk / Root Collar	Good		Included and acute angled fork	
Scaffold Limbs	Good		Moderate	
Secondary Branches	Good		Good	
% Deadwood	5%		10%	
Root Defects	None Evident		None evident	
Root Disturbance	None Evident		None Evident	
Other				
Failure Foreseeable Imm / Likely / Possible / No	Whole No	Part No	Whole Posible	Part Possible / Likely

### *Vigour Assessment*

Vascular Defects	None Evident		None evident	
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Foliage Defects	None Evident	None evident
Leaf Size	Good	Good
Foliage Density	Good	Good / Moderate
Other		
<i>Overall Assessment</i>		
Structure	Good	Moderate / Poor
Vigour	Good	Good / Moderate
<b>Overall Health</b>	<b>Good</b>	<b>Moderate</b>

**Other Issues**

Light Obstruction	Some	Some
Physical Damage	None Evident	None Evident
Surface Disruption	None Evident	None Evident
Debris	Some	Some

**Amenity**

**Assessment**

Visible	Yes	Yes
Prominence	Moderate	Moderate / Low
Part of Wider Feature?	Yes	Yes
Characteristic of Area	Yes	Yes
<b>Amenity Value</b>	<b>Moderate</b>	<b>Moderate / Low</b>

<i>Tree Structure</i>	<b>Tree 3</b>
TPO No.	W1
Species	Ash
Height (m)	20
Spread (m)	10
DBH (mm)	700
Canopy Architecture	Poor / moderate
Overall Form	Moderate
Age Class <i>Yng / EM / M / OM / V</i>	Over Mature

*Structural Assessment*

Trunk / Root Collar	Good
Scaffold Limbs	Moderate
Secondary Branches	Moderate
% Deadwood	20%

Root Defects	None Evident	
Root Disturbance	None Evident	
Other		
Failure Foreseeable Imm / Likely / Possible / No	Whole No / Possible	Part Possible / Likely

*Vigour Assessment*

Vascular Defects	None Evident	
Foliage Defects	None Evident	
Leaf Size	Good	
Foliage Density	Sparse	
Other		

*Overall*

*Assessment*

Structure	Poor / Moderate	
Vigour	Poor	
<b>Overall Health</b>	<b>Poor</b>	

**Other Issues**

Light Obstruction	Slight	
Physical Damage	None Evident	
Surface Disruption	None Evident	
Debris	Some	

**Amenity**

**Assessment**

Visible	Yes	
Prominence	High	
Part of Wider Feature?	Yes	
Characteristic of Area	Yes	
<b>Amenity Value</b>	<b>Moderate / High</b>	

**Further Assessment**

7. The applicant has proposed to fell the trees as they have concerns about the safety of the trees and their potential to drop branches on the adjacent property.
8. On inspection it was considered that T1 was in a healthy condition with no major defects present. It is not considered that this tree is likely to drop any significant branches, and as it is considered to provide a useful amount of amenity to the surrounding area it is not considered that there is a sufficient case for the removal of this tree. It is accepted that some pruning of the tree may be

undertaken to prune the tree back from the garden of 19 Elizabeth Grove, however this would need a separate application

9. T2 and T3 were found to both be suffering from similar defects. As the trees have grown up in close proximity to other trees they have developed long leggy limbs as they have strived for the available light.
10. It is considered that both of these trees are now liable to drop substantial limbs as their vitality has been compromised by the suppression by adjacent trees. In particular T2, which has a included main fork, is considered to be liable to catastrophic failure.
11. Whilst the removal of T2 and T3 would have a noticeable impact on the amenity of the area it is considered that their removal is justified by their condition and the threat that they pose to the adjacent property. As such it is recommended that the trees are removed.
12. It is not considered that replacement trees are required as there are a number of self set trees present within the woodland that will serve to naturally replace these trees.
13. Overall it is considered that the application to fell Tree 1 Should be refused and that the applications to fell trees 2 & 3 should be approved subject to conditions requiring replacement trees.

## **CONCLUSION**

14. The applicant has proposed to fell the trees as they have concerns about their current state of health.
15. With regard to the trees in question it is considered that Trees 2 and 3 have sufficient defects within them to warrant their removal regardless of any other reasons. As such it is recommended that approval is given for the felling of the trees, subject to appropriate replacements.
16. However it is not considered that sufficient justification has been provided to warrant the felling of tree 1 and as such it is recommended that this application is refused. However it is considered that the pruning of this tree may be appropriate, but this would need to be subject to a fresh application.

## **RECOMMENDATION**

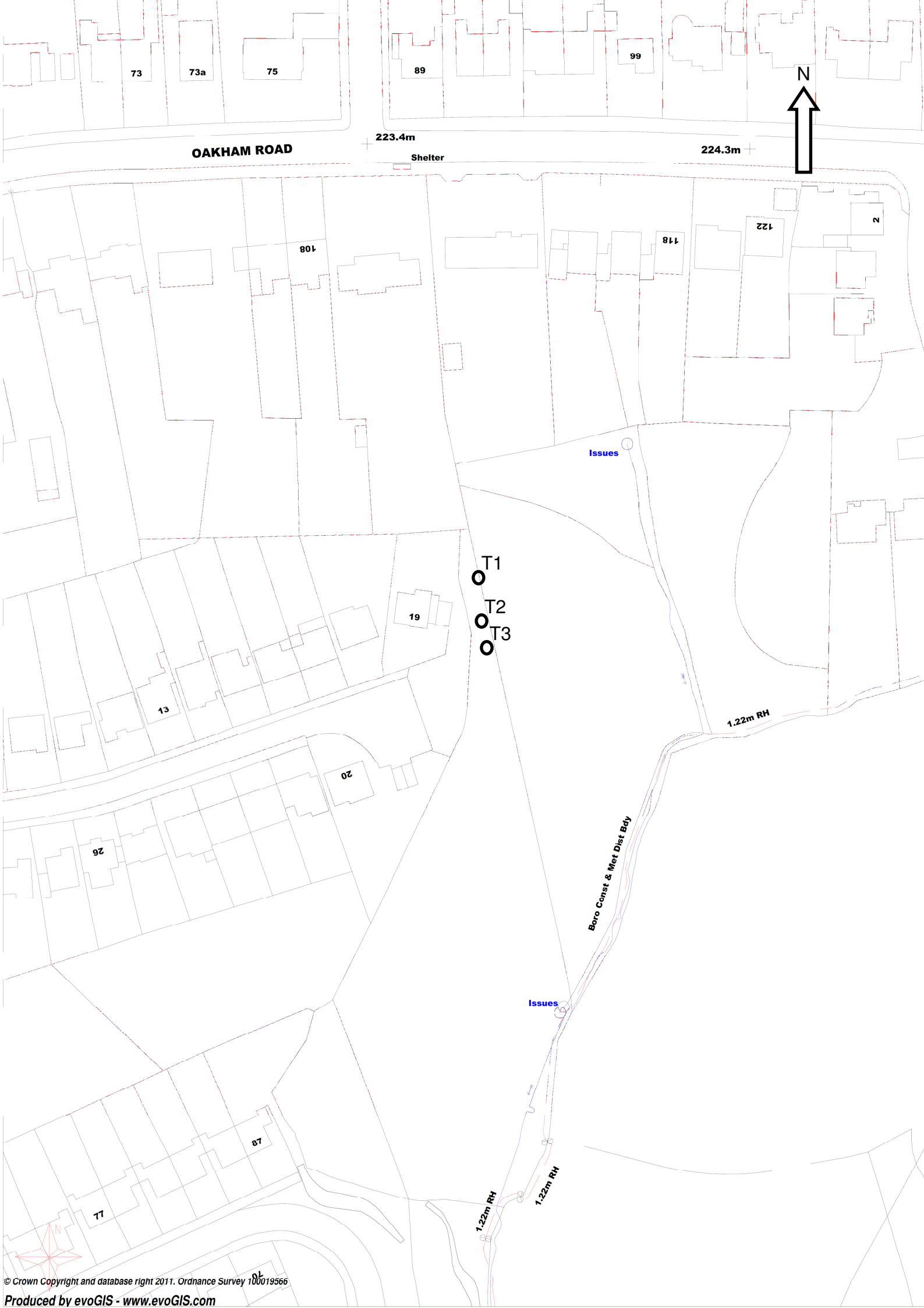
17. It is recommended that PART A of the application is refused and that PART B is approved subject to conditions.

Conditions and/or reasons:

1. The tree works subject of this consent shall be carried out in accordance with British Standard BS 3998:2010 'Recommendations for Tree work'.
2. The works hereby approved shall be carried out within 12 months of the date of this decision.

Reason for refusal

1. The Sycamore tree (T1) subject to the proposal for felling provides a moderate amount of amenity to the surrounding area and users of Elizabeth Grove. The reasons for the application and the supporting information do not sufficiently justify the detrimental affect on the local amenity that would result from the proposed felling.



OAKHAM ROAD

223.4m

224.3m

Shelter

Issues

T1  
T2  
T3

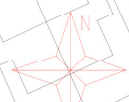
1:22m RH

Boro Colist & Met Dist Bay

Issues

1:22m RH

1:22m RH





Map referred to in the Borough Council of Dudley  
The Borough of Dudley (Woodland to the West of Elizabeth Grove, Oakham,  
Dudley (TPO/0038/STT)) Tree Preservation Order 2010

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

GRID REF

SCALE 1/2000



**SCHEDULE 1**

**SPECIFICATION OF TREES**

**Trees specified individually**  
(Encircled in black on the map)

Reference on Map	Description	Situation
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NONE

**Trees specified by reference to an area**  
(Within a dotted black line on the map)

Reference on Map	Description	Situation
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NONE

**Groups of trees**  
(Within a broken black line on the map)

Reference on Map	Description	Situation
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NONE

**Woodlands**  
(Within a continuous black line on the map)

Reference on Map	Description	Situation
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W1	Mixed deciduous woodland comprising of various species	Land situated between Oakham Road, Elizabeth Grove, Uplands Road and Miles Grove, Dudley
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