

PLANNING APPLICATION NUMBER:P12/1588

Type of approval sought	Tree Preservation Order
Ward	Norton
Applicant	Mr Gerald Webb
Location:	HEATH HOUSE, OUNTY JOHN LANE, PEDMORE, STOURBRIDGE, DY8 2RG
Proposal	FELL 2 BEECH TREES AND 1 PRUNUS. PRUNE 1 EUCALYPTUS, 1 CONIFER AND REMOVE DEADWOOD FROM 2 CHERRY TREES. REDUCE CANOPY BY 25% TO 1 BEECH TREE. CROWN LIFT LOWER BRANCHES TO 1 BEECH TREE AND 1 PINE TREE.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The trees subject to this application are 4 beech trees, a mature pine tree and a cherry tree in the front and rear garden of Heath House, Ounty John Lane and also a eucalyptus tree and a cypress conifer tree that are located within the rear garden of Woodcroft, Ounty John Lane.
2. The trees subject to this application are protected under A36 of TPO 652 which was served in 2001.

PROPOSAL

3. Summary of proposals for the works as written on application form is as follows:
 - Fell 2 beech trees;
 - Fell 1 Cherry Tree;
 - Crown lift 1 beech and 1 pine tree;
 - Prune 1 eucalyptus and 1 cypress conifer back to boundary.
4. The trees have been marked on the attached plan.

5. The application also proposed to remove deadwood from 2 cherry trees, however, the removal of deadwood does not require permission. As such no consideration has been given to these works.

HISTORY

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

PUBLIC CONSULTATION

7. No public representations have been received.

ASSESSMENT

Tree(s) Appraisal

<i>Tree Structure</i>	Tree 1	Tree 2	Tree 3	Tree 4
Species	Beech	Beech	Beech	Eucalyptus
Height (m)	8	8	12	12
Spread (m)	5	5	7	6
DBH (mm)	300	300	400	450
Canopy Architecture	Good	Good	Good	Moderate - Poor Previous pruning
Overall Form	Good	Good	Good	Moderate
Age Class <i>Yng / EM / M / OM / V</i>	Early Mature	Early Mature	Early Mature	Mature

Structural Assessment

Trunk / Root Collar	Good	Good	Good	Good
Scaffold Limbs	Good	Good	Good	Moderate - Poor previous pruning
Secondary Branches	Good	Good	Good	Moderate
% Deadwood	3%	3%	5%	7%
Root Defects	None Evident	None Evident	None Evident	None Evident
Root Disturbance	None Evident	None Evident	None Evident	None Evident
Other				
Failure Foreseeable	Whole	Whole	Whole	Whole

Imm / Likely / Possible / No	No	No	No	No	No	No	No	Possible
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Vigour Assessment

Vascular Defects	None Evident	None Evident	None Evident	None Evident
Foliage Defects	None Evident	None Evident	None Evident	None Evident
Leaf Size	Not In Leaf	Not In leaf	Not In Leaf	Good
Foliage Density	Not In Leaf	Not In Leaf	Not In leaf	Good
Other				

Overall Assessment

Structure	Good	Good	Good	Moderate
Vigour	Good	Good	Good	Good
Overall Health	Good	Good	Good	Moderate

Other Issues

Light Obstruction	Yes	Yes	To garden	To Garden
Physical Damage	Damage to adjacent boundary wall	Damage to adjacent boundary wall	None Evident	None Evident
Surface Disruption	None Evident	None Evident	None Evident	None Evident
Debris	Some	Some	Some	Some

Amenity Assessment

Visible	Yes	Yes	Yes	Yes
Prominence	Moderate	Moderate	Low	Low
Part of Wider Feature?	No	No	No	No
Characteristic of Area	Yes	Yes	Yes	Yes
Amenity Value	Moderate	Moderate	Low	Low

<i>Tree Structure</i>	Tree 5	Tree 6	Tree 7	Tree 8
Species	Cypress	Pine	Beech	Cherry
Height (m)	12	10	10	2.5
Spread (m)	4	9	9	2
DBH (mm)	500	550	500	100
Canopy Architecture	Good	Moderate	Moderate / Good	Moderate
Overall Form	Good	Good	Good	Moderate
Age Class <i>Yng / EM / M / OM / V</i>	Mature	Mature	Mature	Young

Structural Assessment

Trunk / Root Collar	Good		Good		Good		Leaning Stem - slight decay in base	
Scaffold Limbs	Good		Good		Good		Good	
Secondary Branches	Good		Good		Good		Good	
% Deadwood	3%		5%		5%		1%	
Root Defects	None Evident		None Evident		None Evident		None Evident	
Root Disturbance	None Evident		None Evident		None Evident		None Evident	
Other								
Failure Foreseeable Imm / Likely / Possible / No	Whole No	Whole No	Whole No	Whole No	Whole No	Whole No	Whole No	Whole No

Vigour Assessment

Vascular Defects	None Evident		None Evident		None Evident		None Evident	
Foliage Defects	None Evident		None Evident		None Evident		None Evident	
Leaf Size	Good		Good		Not In Leaf		Not In Leaf	
Foliage Density	Good		Good		Not In Leaf		Not In Leaf	
Other								

Overall Assessment

Structure	Good		Good		Good		Good	
Vigour	Good		Good		Good		Good	
Overall Health	Good		Good		Good		Moderate	

Other Issues

Light Obstruction	To garden	No	No	No
Physical Damage	None Evident	None Evident	None Evident	None Evident
Surface Disruption	None Evident	None Evident	None Evident	None Evident
Debris	Some	Some	Some	Some

Amenity Assessment

Visible	No	Yes	Yes	Yes
Prominence	Low	High	High	Low
Part of Wider Feature?	No	No	No	No
Characteristic of Area	Yes	Yes	Yes	Yes
Amenity Value	Low	Moderate / High	High	Low

Further Assessment

8. The applicant has proposed to undertake various works to the trees subject to this application for a number of reasons including, preventing further damage to the boundary wall between Heath house and Skansen; reducing shading to the rear garden and increasing the clearance above the driveway.
9. It is proposed to fell two beech trees (Tree 1 & 2) that are located immediately adjacent to the boundary between Heath House and the building of Skansen. This is proposed as the trees are starting to cause damage to the boundary wall between the two properties and due to them being unsuitable species to be planted in such close proximity to a property.
10. Beech trees have the potential to grown in to large, spreading trees. Due to the poor response to pruning that beech trees exhibit, they cannot be controlled in a manner that would allow them to be healthily retained in close proximity to buildings. As such it is considered that if the trees are retained then they will likely cause more significant problems in the future.
11. Given the number of trees in the front of the property it is not considered that the removal of these two trees will have any significant impact on the amenity of the area. As such it is considered that the removal of the two beech trees is acceptable.
12. It is proposed to prune the beech tree (Tree 3) in the rear garden by 25%, in order to reduce the shading over the rear garden of the property. Due to the distance from the road and the limited visibility of the tree, the tree provides little in the way of public amenity. As such the proposed pruning will have little impact on the amenity of the area and as such it is recommended that the application is approved.
13. Similarly the eucalyptus (Tree 4) and the cypress conifer (Tree 5) provide little amenity to the area. As they are even more screened than the beech tree. As such it is considered that the works proposed to these trees (pruning back the branches that

overhang the applicant's property) will have little impact on the amenity of the area and it is recommended that it is approved.

14. With regard to the pine tree (Tree 6) and the beech tree (Tree 7) that are located adjacent to the driveway to Heath House, it is proposed to remove the three lowest branches from both of these trees in order to increase the clearance underneath the trees. It is considered that these works would have little impact on the amenity or health of the trees and as such it is recommended that the proposal for these trees is approved.
15. The cherry tree (Tree 8) that is proposed to be felled is a relatively young, small tree that has developed a lean, and has some decay at the base of the main stem. The decay is most likely caused by stem injury from a lawn mower or strimmer. The cherry tree is one of a number of ornamental trees in the front garden of the property, and due to its limited size there will be no loss of amenity resulting from its proposed removal. As such it is recommended that this proposal is approved.
16. Given the number of relatively young trees that are present in the front garden of the property, it is not considered that any replacements are required for the trees that are proposed to be removed.
17. Overall it is considered that the proposed works are all acceptable and as such it is recommended that the application is approved.

CONCLUSION

18. The applicant has proposed to prune various trees across the site and to fell 2 early mature beech trees and a cherry tree. The proposed pruning is all considered to be part of good management of the trees and is considered to be acceptable.
19. It is considered that the proposed felling of the beech trees is acceptable due to their growth potential and their proximity to the adjacent property. The felling of the cherry tree is considered appropriate due to its small size and low amenity value.

20. Overall it is considered that all of the proposed works are appropriate and justified. As such it is recommended that the application is approved.

RECOMMENDATION

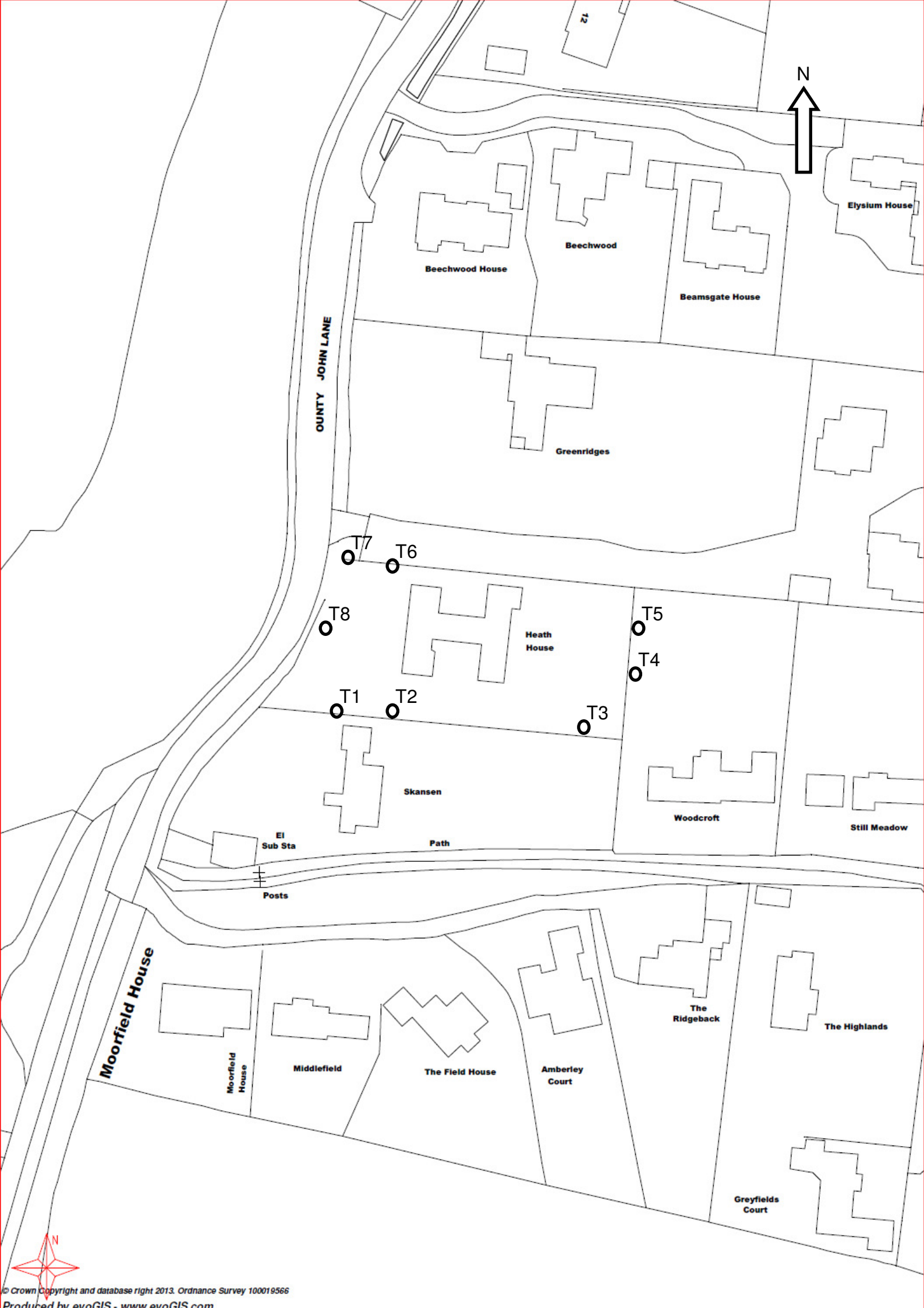
21. It is recommended that application is approved subject to the stated conditions set out below.

Reason For Approval

Overall it is considered that the proposed works are justified and appropriate by virtue of the condition of the trees and their locations. The proposed works will have little impact on the amenity of the area, whilst ensuring the trees are maintained in a state appropriate for their location.

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 Treework'.



COUNTY JOHN LANE

Elysium House

Beechwood House

Beechwood

Beamsgate House

Greenridges

T7

T6

T8

Heath House

T5

T4

T1

T2

T3

Skansen

Woodcroft

Still Meadow

EI Sub Sta

Path

Posts

Moorfield House

Moorfield House

Middlefield

The Field House

Amberley Court

The Ridgeback

The Highlands

Greyfields Court

