

PLANNING APPLICATION NUMBER:P08/0557

Type of approval sought	Tree Preservation Order
Ward	NORTON
Applicant	Mr & Mrs Raggett
Location:	SPRINGWELL, RACECOURSE LANE, NORTON, STOURBRIDGE, DY8 2RF
Proposal	FELL 1 NO CEDAR TREE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

TREE PRESERVATION ORDER NO: D 175 (1985) – T15

SITE AND SURROUNDINGS

1. The tree subject to this application is a large, mature cedar tree that is located adjacent to the front drive of Springwell, Racecourse Lane. Springwell is a large detached house that is set back from the road, via a private driveway (that also serves two other properties). Due to the setback from the road, and the presence of surrounding properties, the cedar tree only has one public view, via the entrance to another private drive on Ounty John Lane.
2. This lack of visibility and prominence, and the presence of other trees in the locality, the cedar tree in question is considered to only provide a moderate to low amount of amenity to the area.

PROPOSAL

3. Summary of proposals for the works as written on application form is as follows:
 - Fell 1 Cedar 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. At the time of writing no public representations have been received.

ASSESSMENT

Tree(s) Appraisal

7.

Criteria	Tree 1
TPO No	T15
Species	Deodar cedar
Height	20m
Spread	10m
Diameter	750mm
Form	Moderate / Good
Vigour	Good
Approx Age	Mature
Pests / Diseases	None Evident
Canopy	Moderate – numerous previous branch failures.
% Deadwood	3%
Cavities	None Evident
Bark	Good
Roots	Moderate / Good
Overall Health	Moderate / Good
Visibility	Low / Moderate
Amenity Value	Low / Moderate

Further Assessment

8. The applicant has proposed to fell the tree over concerns over the safety, following the loss of a number of branches from the crown of the tree. The applicant has had a arboricultural consultant inspect the tree, with a view to assessing its suitability for retention. The report argues that whilst there is little chance of complete tree failure, due to the nature of cedar trees and the history of past limb failure, there is a significant chance of future major limb failure, and that due to the proximity of the surrounding houses and gardens, the tree provides a safety hazard to the surrounding properties.
9. On inspection the tree was found to be in a reasonable state of health with no major defects present. However a number of old pruning wounds were present on the main stem. According to the applicant these are where branch stubs have been pruned off following limb failure. It was also noted that a number of smaller pieces of deadwood and hung up branches were present in the crown of the tree.

10. Cedar trees have evolved a tendency for dropping limbs during high winds or following heavy snowfall. This appears to be a survival strategy that aims to reduce the canopy weight, and sail area to prevent whole tree failure during unsettled weather. Due to this tendency cedar trees can drop healthy branches without warning.
11. If the tree were more publicly visible, and provided more amenity to the area, an argument for its retention, despite the frequent limb loss, could be made. However with the tree only providing a moderate to low amount of amenity, and only being visible in glimpses between the surrounding properties, it is not considered that the amenity value of the tree outweighs to concern and hazard that the tree is causing the applicant's.

CONCLUSION

12. The mature cedar tree subject to this application is a large specimen that is located adjacent to the front drive of Springwell, Racecourse Lane. The property is set well back from the road and is accessed by a gated driveway. Due to the set back and the surrounding properties the tree only has one point of public vanatage, which is from the entrance of a private drive on Ounty John Lane. As the tree only has limited public visibility, its amenity value is similarly limited.
13. The applicant has proposed to fell the tree following the loss of numerous branches. Following inspection of the tree the case officer agrees with the applciant's appointed arboricultural consultant, in that whilst the chances of total tree failure are low, there is a significant chance of future limb loss.
14. Due to the potential for the future limb loss it is considered that the tree provides a hazard to the applicant's and residents in surrounding properties. This hazard is considered to outweigh the amenity that the tree provides to the area and therefore it is recommended that the tree is felled.

RECOMMENDATION

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

Conditions and/or reasons:

1. A replacement tree 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 tree shall be agreed in writing with the Local Planning authority prior to the felling of the trees to which this application relates.
2. The tree works subject of this consent shall be carried out in accordance with British Standard BS 3998:1989 'Recommendations for Treework'.

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3. The works hereby approved shall be carried out within 12 months of the date of this decision.

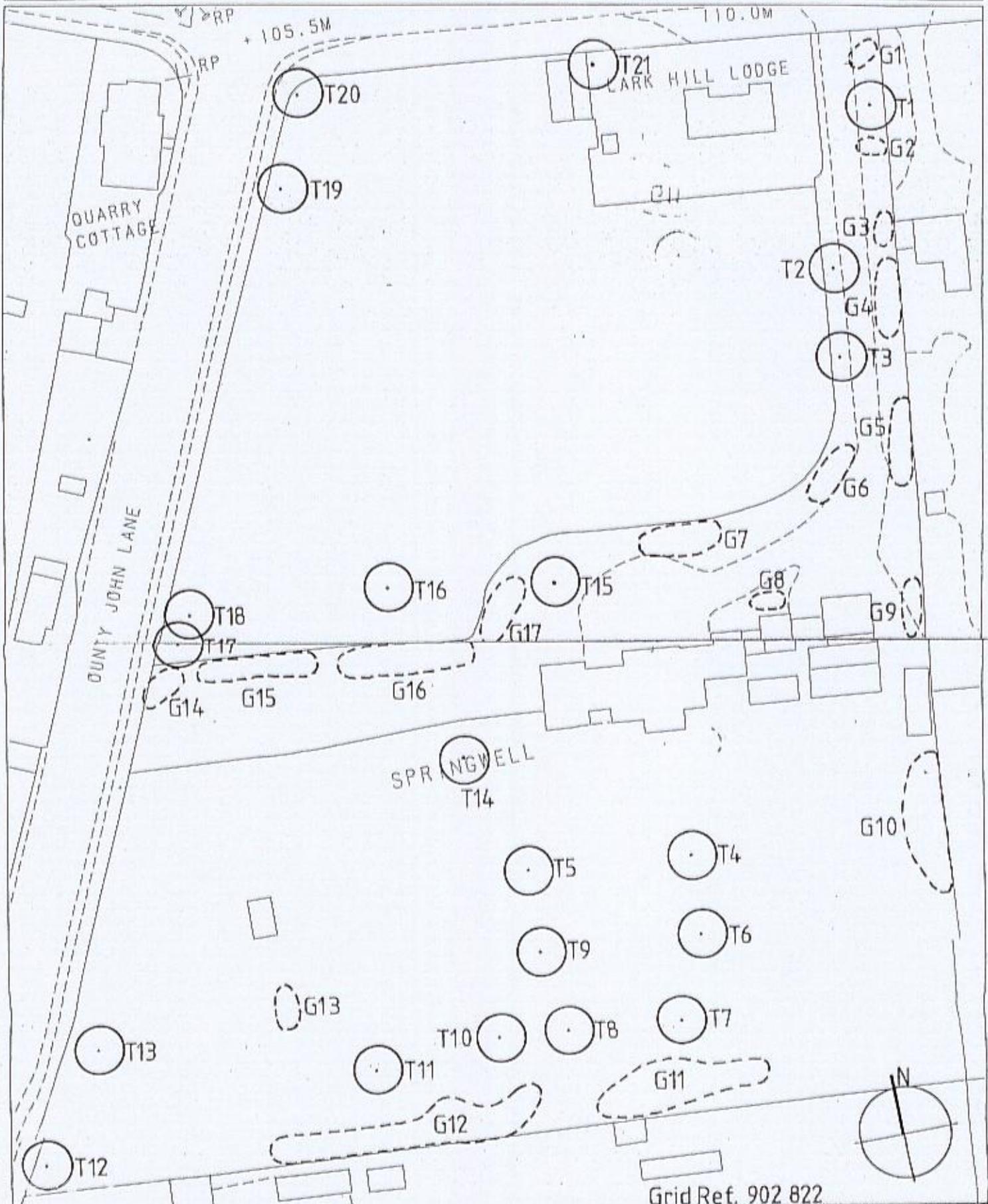


DUDLEY METROPOLITAN BOROUGH

Base/Job No

Drawing No

B/1479



Title
 Borough of Dudley ('Springwell',
 Racecourse Lane, Pedmore.) T.P.O. 1985.

Scale:
 1:500
 Date:
 4/12/85
 By:
 171

Grid Ref. 902 822

PLANNING AND ARCHITECTURE DEPARTMENT
 Chief Planner/Architect
 Alan R. Powell, R.I.B.A., M.B.I.M., F.R.S.A.
 Borough Planner
 Roger Johnson, B.A., Dip T.P., F.R.T.P.I.

FIRST SCHEDULE

Individual Trees

<u>No.</u>	<u>Description</u>	<u>Location</u>
T1	Larch	'Springwell', Racecourse Lane, Pedmore
T2	Chestnut	" " " "
T3	Prunus spp	" " " "
T4	Cypress	" " " "
T5	Cypress	" " " "
T6	Cypress	" " " "
T7	Irish Yew	" " " "
T8	Irish Yew	" " " "
T9	Cypress	" " " "
T10	Cedar	" " " "
T11	Cypress	" " " "
T12	Cypress	" " " "
T13	Cypress	" " " "
T14	Birch	" " " "
T15	Cedar	" " " "
T16	Copper Beech	" " " "
T17	Lime	" " " "
T18	Lime	" " " "
T19	Horse-chestnut	" " " "
T20	Ash	" " " "
T21	Macracarpa	" " " "

Groups of Trees

G1	One Corsican Pine	'Springwell', Racecourse Lane, Pedmore
	One twin stemmed Cypress	" " " "
G2	One Larch, One Cypress	" " " "
G3	Two Corsican Pine	" " " "
	(One twin-stemmed)	" " " "
G4	Four Corsican Pines	" " " "
G5	One Cypress, One Scots Pine, One Macracarpa	" " " "
G6	One Corsican Pine , Four Cypress	" " " "
G7	Three Cypresses	" " " "
G8	One Yew, One Hemlock	" " " "
G9	Three Corsican Pines	" " " "
G10	Nine Corsican Pines	" " " "
G11	One Spruce, One Hawthorn, Two Cypresses, One Prunus, One Laburnum	" " " "
G12	Three Cypresses, One Cherry, Six Limes	" " " "
G13	Two Cypresses	" " " "
G14	One Corsican Pine, One Chestnut	" " " "
G15	Five Cypresses	" " " "
G16	Three Corsican Pines	" " " "
	Two Scots Pines, One Cypress	" " " "
G17	Three Cypresses	" " " "

The foregoing schedule was substituted for the original schedule by Minute No.193 of the Planning and Architecture Committee held on 5th December, 1985.