

# PLANNING APPLICATION NUMBER:P08/0488

Type of approval sought	Tree Preservation Order
Ward	NORTON
Applicant	Rover Stephen, Lesley Thomas
Location:	<b>THE CEDARS, OUNTY JOHN LANE, PEDMORE, STOURBRIDGE, WEST MIDLANDS, DY8 2RG</b>
Proposal	<b>LIFT CROWN OF 2 NO CORSICAN CYPRESS PINE TREES</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

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

### SITE AND SURROUNDINGS

1. The trees subject to this application are two mature Corsican pine 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 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:
  - Crown Lift 2 Corsican pine 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.
5. There is also a current application for the felling of two Leylandii cypress trees on this site, 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**

6. 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 pruning of the trees. A copy of the objection is attached.

## **ASSESSMENT**

### Tree(s) Appraisal

7.

<b>Criteria</b>	<b>Tree 1</b>	<b>Tree 2</b>
TPO No	A34	A34
Species	Corsican Pine	Corsican Pine
Height	15m	15m
Spread	10m	7m
Diameter	700mm	900mm
Form	Good	Good / Moderate
Vigour	Good	Good
Approx Age	Mature	Mature
Pests / Diseases	None Evident	None Evident
Canopy	Moderate	Moderate
% Deadwood	5%	5%
Cavities	None Evident	None Evident
Bark	Good	Good
Roots	Good	Good
Overall Health	Good	Good
Visibility	Low	Low
Amenity Value	Low	Low

### Further Assessment

8. The applicant has proposed to prune the trees in order to provide extra clearance from the house and to allow more light into the property.

9. On inspection of the trees they were found to be in a reasonable condition with no major defects present. It was noted that the property have been constructed as close to the trees as current standards allow, and as such the trees have a slightly overbearing impact on the property.
10. It was also noticed that the southern most tree has an overly extended limb on its south west side. Whilst no defects were observed in this limb, as it grows in size it will exert significant mechanical forces on the main stem of the tree, which in time may become an area of potential hazard. Due to the existing size of the stem it is considered that the complete removal of this limb would be inappropriate due to the size of wound that would be left. However it is considered that a 30% reduction in the length and spear of this limb would improve matters.
11. The proposed crown lifting of the trees will require the removal of all secondary branches up to a height of approximately 6 metres; this will open up the area underneath the tree and reduce the overbearing impact. The removal of the branches will also improve the amount of daylight that reaches the windows.
12. Whilst it is accepted that the crown lifting would reduce some of the screening form the objector's property, as the loss of screening would be minimal, and due to the oblique angle of the views form the objector's garden it is not considered that this is sufficient to outweigh the benefit that would be gained from the applicant's form the works.
13. Due to the low amenity value of the trees and their lack of public visibility it is not considered that the proposed works would have any detrimental impact on the public amenity of the area.

## **CONCLUSION**

14. The two Corsican pine trees subject to this application are large, mature 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 location and the screening provided by surrounding properties, the trees provide little public amenity to the surrounding area.
15. It is considered that the proposed pruning is justified, and will have little impact on the health or amenity value of the trees.

## **RECOMMENDATION**

16. 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:  
T1– Pine – Crown lift to provide no more than 6 metres clearance by the removal of secondary branches only. All works are to leave a healthy and well balanced

crown.

T2 – Pine - Crown lift to provide no more than 6 metres clearance by the removal of secondary branches only. All works are to leave a healthy and well balanced crown. Crown reduce the limb extending from the main stem in a south-westerly direction by no more than 30%.

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.







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      74



SCHEDULE 1

SPECIFICATION OF TREES

Reference on Map	Description	Situation
<b>Trees specified individually</b>		
None		
<b>Groups of trees</b>		
None		
<b>Trees specified by reference to an area</b>		
(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

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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

22<sup>nd</sup> 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 8<sup>th</sup> 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.