

PLANNING APPLICATION NUMBER:P13/0385

Type of approval sought	Tree Preservation Order
Ward	Amblecote
Applicant	Mr & Mrs Hill
Location:	14, JARDINE CLOSE, AMBLECOTE, STOURBRIDGE, DY8 4AT
Proposal	FELL 1 SYCAMORE TREE; CROWN REDUCE 1 SILVER BIRCH AND 2 SYCAMORE TREES BY 12 FEET IN HEIGHT AND 9 FEET IN SPREAD INCLUDING PRUNING WORKS
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The trees subject to this application are 3 sycamore trees and a silver birch tree. The trees, along with another conifer are located in the rear garden of 14 Jardine Close, and form part of an informal linear feature of trees that runs along the boundary of Jardine Close and the adjacent Cricketers Green estate.
2. The main value of the tree feature is as a screen between properties, collectively the trees provide a moderate amount of public amenity. Two of the sycamores and the silver birch provide a moderate amount of amenity to the surrounding area but the other sycamore is considered to provide a low amount of amenity due to its limited size.
3. The trees are protected under W1 of TPO/0024/AMB that was served in 2008. This is a woodland designation order that was served shortly after the construction of the properties with a view to ensuring the long term retention of the tree screen between the new properties in Jardine Close and the older adjacent properties.

PROPOSAL

4. Summary of proposals for the works as written on application form is as follows:
 - Fell 1 sycamore tree (T3);
 - Crown reduce 1 Silver Birch tree and 2 Sycamore trees (T1, T2 & T4).

5. The trees have been marked on the attached plan.

HISTORY

6. There have been no previous Tree Preservation Order applications on these trees.

PUBLIC CONSULTATION

7. No public representations have been received.

ASSESSMENT

Tree(s) Appraisal

<i>Tree Structure</i>	Tree 1	Tree 2
Species	Silver Birch	Sycamore
Height (m)	9	10
Spread (m)	4	8
DBH (mm)	200	300
Canopy Architecture	Good	Good
Overall Form	Good / Moderate	Good / Moderate
Age Class <i>Yng / EM / M / OM / V</i>	Early Mature	Mature

Structural Assessment

Trunk / Root Collar	Good	Good
Scaffold Limbs	Good	Good
Secondary Branches	Good	Good
% Deadwood	1%	3%
Root Defects	None Evident	None Evident
Root Disturbance	None Evident	None Evident
Other		

Failure Foreseeable Imm / Likely / Possible / No	Whole No	Part No	Whole No	Whole No
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Vigour Assessment

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

Overall

Assessment

Structure	Good	Good
Vigour	Good	Good
Overall Health	Good	Good

Other Issues

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

Amenity

Assessment

Visible	Yes	Yes
Prominence	Moderate	Moderate
Part of Wider Feature?	Yes	Yes
Characteristic of Area	Yes	Yes
Amenity Value	Moderate	Moderate

<i>Tree Structure</i>	Tree 3	Tree 4
Species	Sycamore	Sycamore
Height (m)	6	9
Spread (m)	2	6
DBH (mm)	100	300

Canopy Architecture	Good	Good
Overall Form	Suppressed	Good
Age Class <i>Yng / EM / M / OM / V</i>	Young	Mature

Structural

Assessment

Trunk / Root Collar	Good	Good
Scaffold Limbs	Good	Good
Secondary Branches	Good	Good
% Deadwood	1%	1%
Root Defects	None Evident	None Evident
Root Disturbance	None Evident	None Evident
Other		
Failure Foreseeable <i>Imm / Likely / Possible / No</i>	Whole No	Part No

Vigour Assessment

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

Overall

Assessment

Structure	Good	Good
Vigour	Good	Good
Overall Health	Good	Good

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	Low	Moderate
Part of Wider Feature?	Yes	Yes
Characteristic of Area	Yes	Yes
Amenity Value	Low	Moderate

Further Assessment

8. The applicant has proposed to fell a small sycamore and to prune two other sycamore trees and a birch tree. The works have been proposed as part of the good management of the trees and to reduce the light obstruction to the adjacent properties.
9. On inspection the trees were all found to be in a good condition with no major defects present. It was noted that the trees totally dominate the rear garden of the applicant's property, and will block considerable light from the windows in the rear elevation of the applicant's property.
10. The tree that is proposed to be felled is a small specimen that has grown up between much older trees. As such the tree has a very slender form and does not make any significant contribution to the public amenity due to the screening provided by the other, larger trees.
11. Due to the lack of public amenity, it is considered that the felling of this tree cannot be reasonably resisted. As such it is recommended that the proposed removal of the tree is approved. Due to the presence of the other trees in the garden it is not considered that the planting of replacement trees would be appropriate as it is unlikely to develop satisfactorily.
12. The proposed pruning of the other trees has been proposed in order to control the trees at a size appropriate for their location, and to reduce the amount of light obstruction from adjacent properties.
13. The proposal is to reduce the height of the trees by approximately 12 feet and to reduce the spread by approximately 9 feet. Such a reduction in size would constitute a 20% reduction on the largest sycamore (T2), and a 30% reduction on the birch and

the other sycamore (T4). It is considered that the proportion of reduction is appropriate for the largest sycamore but a bit too much for the birch and the other sycamore tree. As such it is recommended that the works to the smaller sycamore and the birch tree are limited to a 20% crown reduction.

14. It is considered that the recommended works will not have any detrimental impact on the amenity of the area, and will retain the trees in a good condition whilst reducing the impacts that the trees have on the rear garden and rear elevation of the applicant's property.
15. Overall it is considered that the proposed works are, subject to the limiting of the amount of proposed pruning to T1 and T4, acceptable and justified. As such it is recommended that the application is approved.

CONCLUSION

16. The proposed pruning of the two sycamore trees and the birch tree is considered to be appropriate subject to the use of a condition limiting the amount of works to the birch tree and the smaller of the two sycamore trees.
17. 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

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

Reason For Approval

19. Overall it is considered that the proposed works are justified and appropriate by virtue of the condition, size and locations of the trees. The proposed works will have little impact on the amenity of the area, whilst reducing the light obstruction and overbearing impact of the trees on the applicant's property.

Conditions and/or reasons:

1. Notwithstanding any of the details on the submitted application forms, the works hereby approved are as follows: -
Schedule:
T1 - Silver Birch - Crown reduce by no more than 20%. All works are to leave a healthy and well balanced crown.
T2 - Sycamore - Crown reduce by no more than 20%. All works to leave a healthy and well balanced crown.
T3 - Sycamore - Fell
T4 - Sycamore - Crown reduce by no more than 20%. All works to leave a healthy and well balanced crown.

2. The tree works subject of this consent shall be carried out in accordance with British Standard BS 3998:2010 'Recommendations for Treework'.



LAKER CLOSE



JARDINE CLOSE

T1
T2
T3
T4

