

PLANNING APPLICATION NUMBER: P08/0483

Type of approval sought	Tree Preservation Order
Ward	NORTON
Applicant	B.G. Knight
Location:	16, THE WOODLANDS, PEDMORE, STOURBRIDGE, DY8 2RA
Proposal	FELL 1 NO SILVER BIRCH TREE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

TREE PRESERVATION ORDER NO: D 637 (2000) – T4

SITE AND SURROUNDINGS

1. The tree subject to this application is a mature birch tree that is situated in the rear garden of 16 The Woodlands. The tree is partially screened by the property with only the top of the tree visible over the top of the property. As such the tree only provides 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:
 - Fell 1 Birch tree.
3. The tree has been marked on the attached plan.

HISTORY

4. There has been one previous Tree Preservation Order application on this site.

<i>Site History</i>		
Application No	87/50150	19/03/87
Proposal	Crown Lift 1 Beech tree	Approved with conditions
Application No	91/51877	12/12/91
Proposal	Crown lifting of pine tree, crown lifting of chestnut tree and removal of four trees	Approved with conditions

PUBLIC CONSULTATION

5. At the time of writing no representations have been received.

ASSESSMENT

Tree(s) Appraisal

6.

Criteria	Tree 1
TPO No	T4
Species	Birch
Height	17m
Spread	6m
Diameter	400mm
Form	Good
Vigour	Good
Approx Age	Mature
Pests / Diseases	None Evident
Canopy	Good
% Deadwood	1%
Cavities	None Evident
Bark	Good
Roots	Good
Overall Health	Good
Visibility	Moderate / Low
Amenity Value	Low

Further Assessment

7. The applicant has proposed to fell the trees because are concerned about the trees safety following the loss of a lower branch in high winds.
8. On inspection the tree was found to be in a reasonable condition, with no major defects. There is a lean on the stem which is likely to have arisen from the tree growing towards the light from underneath the crown of a tree that has now been removed. Overall the tree is not considered to be hazardous.
9. As the tree is located in the rear garden, and at a lower level than the house, the tree is not prominently visible form the public road in front of the property. As such it only provides a low amount of amenity to the area. This low amenity value is compounded by the presence of numerous other mature trees in the area.

10. Government guidance states that if a tree has a low amenity value, then the justification required to fell the tree should be reduced accordingly. As such it may be that the perceived hazard of the tree and the risk that it poses is sufficient justification for the removal of the tree. This is an argument that has been upheld on an appeal against the council's refusal for felling a large poplar tree that provided a higher amount of amenity than this birch tree provides to this area.
11. With this in mind it is considered that, due to the lack of amenity value the tree provides, the removal of the tree on the grounds provided is considered justified.

CONCLUSION

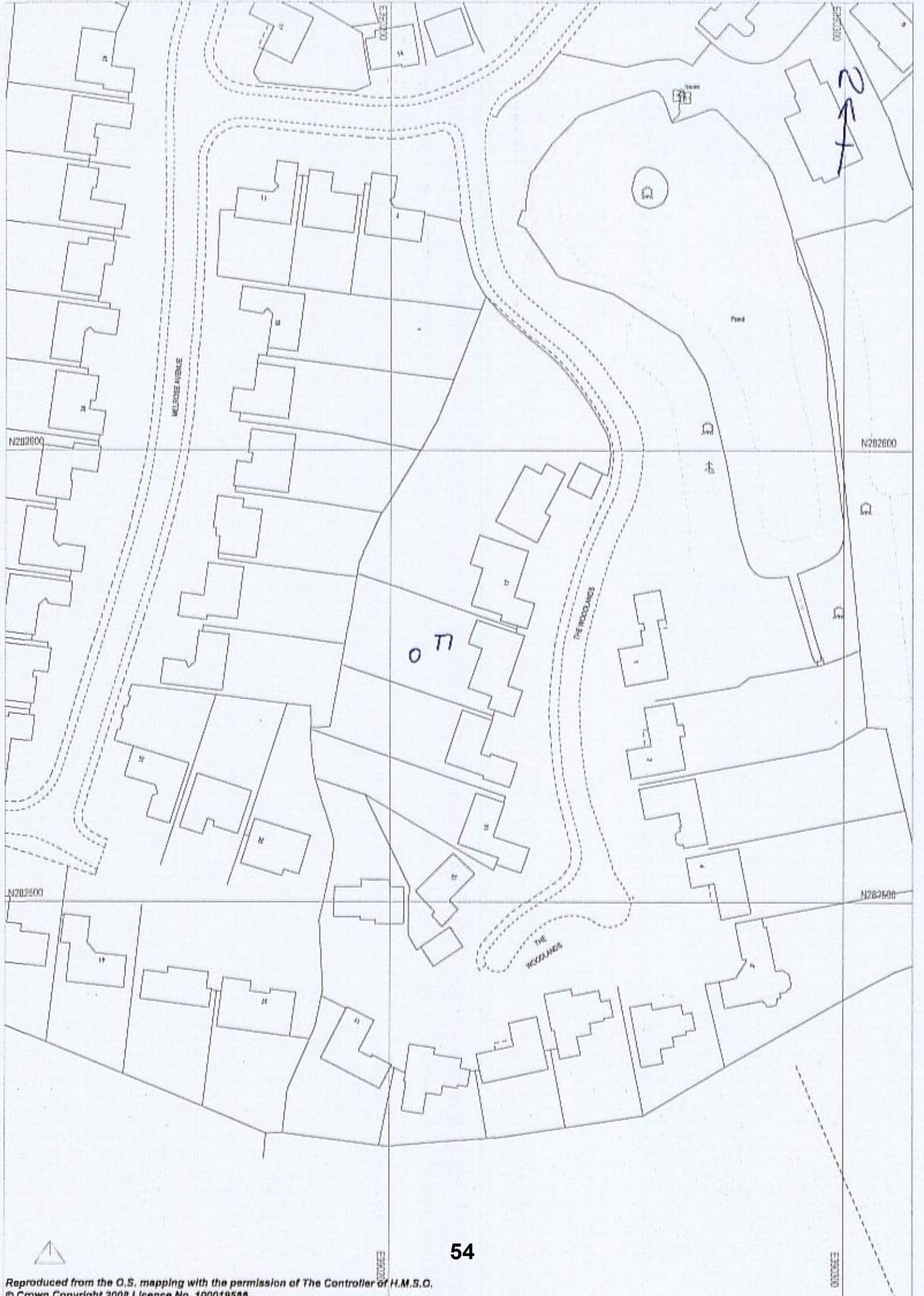
12. The birch tree subject to this application is a mature tree that is located in the rear garden of 16 The Woodlands. Due to its location, the level changes in the ground and other mature trees in the area this tree only provides a low amount of amenity to the area.
13. The applicant's have proposed to fell the tree over concerns over its safety. On inspection the tree was found to be in a reasonable condition with no major defects present.
14. Due to the lack of amenity that the tree provides, Government guidance states that the amount of justification required to fell the tree is also similarly reduced. As such in this case it is considered that the perception of the hazard and the impact that this has on the residents is sufficient to warrant the approval of the felling.

RECOMMENDATION

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

Conditions and/or reasons:

1. The tree works subject of this consent shall be carried out in accordance with British Standard BS 3998:1989 'Recommendations for Tree Work'.
2. The works hereby approved shall be carried out within 12 months of the date of this decision.
3. A replacement trees 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 trees shall be agreed in writing with the Local Planning authority prior to the felling of the trees to which this application relates.



SCHEDULE 1

SPECIFICATION OF TREES

Reference on Map	Description	Situation
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Trees specified individually

(Circled in black on the plan)

T1	Oak	21 Melrose Avenue, Pensnett
T2	Scots Pine	17 The Woodlands, Pedmore
T3	Holly	16 The Woodlands, Pedmore
T4	Beech	16 The Woodlands, Pedmore
T5	Silver Birch	16 The Woodlands, Pedmore
T6	Scots Pine	16 The Woodlands, Pedmore
T7	Scots Pine	15 The Woodlands, Pedmore
T8	Ash	15 The Woodlands, Pedmore
T9	Silver Birch	15 The Woodlands, Pedmore
T10	Silver Birch	14 The Woodlands, Pedmore
T11	Scots Pine	14 The Woodlands, Pedmore
T12	Horse Chestnut	14 The Woodlands, Pedmore
T13	Walnut	7 The Woodlands, Pedmore
T14	Walnut	7 The Woodlands, Pedmore
T15	Walnut	7 The Woodlands, Pedmore
T16	Pine	5 The Woodlands, Pedmore
T17	Silver Birch	1 The Woodlands, Pedmore
T18	Silver Birch	1 The Woodlands, Pedmore
T19	Silver Birch	1 The Woodlands, Pedmore
T20	Silver Birch	1 The Woodlands, Pedmore
T21	Alder	1 The Woodlands, Pedmore

Trees specified by reference to an area

None

Groups of trees

None

Woodlands

(Within the continuous line on the plan)

W1	Mixed Woodland	18 The Woodlands, Pedmore
W2	Mixed Woodland	Land north of 1 The Woodlands, Pedmore (on the south west bank of the pond)



Map referred to in the Borough Council of Dudley
 Tree Preservation Order 2000 No D637
 The Woodlands, Pedmore

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