

PLANNING APPLICATION NUMBER:P12/1524

Type of approval sought	Tree Preservation Order
Ward	Norton
Applicant	Mr P. Bevan
Location:	62, THE BROADWAY, NORTON, STOURBRIDGE, DY8 3HR
Proposal	FELL 1 EUCALYPTUS TREE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The tree subject to this application is a mature Eucalyptus Tree that is located in the front garden of 62 The Broadway, Norton. The tree is a large specimen that is prominently visible from the public highway and adjacent public open space. It is considered that the tree provides a high amount of public amenity to the surrounding area.
2. The eucalyptus tree is T1 of TPO 470 which was served in 1996.

PROPOSAL

3. Summary of proposals for the works as written on application form is as follows:
 - Fell 1 Eucalyptus.
4. The tree has been marked on the attached plan.

HISTORY

5. There have been no previous tree preservation order applications on the site.

PUBLIC CONSULTATION

6. No public representations had been received at the time of writing the report.

ASSESSMENT

Tree(s) Appraisal

<i>Tree Structure</i>	Tree 1
Species	Eucalyptus
Height (m)	16
Spread (m)	8
DBH (mm)	750
Canopy Architecture	Moderate - multi- stemmed
Overall Form	Moderate
Age Class <i>Yng / EM / M / OM / V</i>	Mature

Structural

Assessment

Trunk / Root Collar	Moderate / Poor - Ganoderma fungus present
Scaffold Limbs	Moderate - Acute angled forks
Secondary	Moderate / Good -

Branches	evidence of previous failures	
% Deadwood	9%	
Root Defects	None Evident	
Root Disturbance	None Evident	
Other		
Failure Foreseeable Imm / Likely / Possible / No	Whole Possible	Whole Likely

Vigour Assessment

Vascular Defects	None evident
Foliage Defects	None Evident
Leaf Size	Good
Foliage Density	Good / Moderate
Other	

Overall

Assessment

Structure	Moderate / Poor
Vigour	Good
Overall Health	Moderate

Other Issues

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

Amenity

Assessment

Visible	Yes
Prominence	High

Part of Wider Feature?	No
Characteristic of Area	No
Amenity Value	High

Further Assessment

7. The applicant has proposed the felling of the tree due to the proximity of the tree to the house and concerns over its safety following a recent branch failure during unsettled weather.
8. On inspection the tree was found to be in a relatively poor condition. There was evidence of a decay causing Ganoderma fungal infection in the main stem and the form of the crown has various acutely forked branches. Such forks are known as potential failure points, and various historic failure points were observed in the tree.
9. It is also considered that given the size of the tree and its proximity to the adjacent property; it is totally overbearing of the applicants house and front garden.
10. Given the defects identified within the tree it is considered that this tree has reached the end of its safe and useful life expectancy and it is recommended that the tree is removed.
11. Given the size of the tree and its location, whilst a replacement tree is recommended the size of the replacement must be limited to something more appropriate than the current tree.
12. The removal of the tree will have a detrimental impact on the amenity of the area; however it is considered that this is justified by virtue of its condition, hazard potential

and the overbearing impact on the adjacent residents. Overall it is recommended that the application is approved subject to conditions.

CONCLUSION

13. The eucalyptus tree subject to this application is in a relatively poor condition due to the presence of decay causing fungi at the base and due to impaired crown formation.
14. Given the condition of the tree and its overbearing impact on the adjacent properties it is considered that the tree should be removed. Whilst it is accepted that this will have a detrimental impact on the local amenity, it is considered justified given the conditions of the tree.
15. A replacement tree should be required; however the replacement tree should be of a stature more in keeping with the location than the current tree.

RECOMMENDATION

16. It is recommended that application is approved subject to the stated conditions.

Reason for Approval

17. The Eucalyptus tree, whilst providing high amenity, is in a relatively poor condition due to fungal infection and poor crown formation. Given the location of the tree, the overbearing impact on the adjacent properties and the tree's hazard potential, it is considered that the removal of the tree is appropriate.

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'.
2. 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.



SHENSTONE AVENUE

76.8m +

LB

TCB

78.9m +

T1

THE BROADWAY

Path

MANOR LANE

80.8m +

83.5m +

WESTWOOD AVENUE