

PLANNING APPLICATION NUMBER:P12/1090

Type of approval sought	Tree Preservation Order
Ward	Norton
Applicant	Mr Simon Fennell
Location:	6, OLDFIELD DRIVE, OLDSWINFORD, STOURBRIDGE, DY8 2EE
Proposal	FELL & REPLACE 1 HORNBEAM TREE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

TREE PRESERVATION ORDER NO: TPO 055 (1977) – T5

SITE AND SURROUNDINGS

1. The tree subject to this application is a mature Hornbeam tree that is located in the rear garden of 6, Oldfield Drive. The upper part of the canopy tree is visible above the adjacent houses and it is considered to provide a moderate amount of amenity to the surrounding area. and is considered to provide a high amount of amenity.

PROPOSAL

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

HISTORY

4. There have been no previous Tree Preservation Order applications on this site.

PUBLIC CONSULTATION

5. A letter of support has been received from an adjacent neighbour. They support the application on the grounds that:

- They believe the tree to be dangerous due to its size and previous branch failure;
- The tree blocks light from their property;
- The tree is too large for a sub-urban garden;
- Pruning of the tree only serves to make it grow larger.

ASSESSMENT

Tree(s) Appraisal

<i>Tree Structure</i>	Tree 1
Species	Hornbeam
Height (m)	9
Spread (m)	8
DBH (mm)	550
Canopy Architecture	Moderate / Good
Overall Form	Good
Age Class <i>Yng / EM / M / OM / V</i>	Mature

Structural Assessment

Trunk / Root Collar	Good	
Scaffold Limbs	Moderate - Some decay pockets	
Secondary Branches	Moderate	
% Deadwood	7%	
Root Defects	None Evident	
Root Disturbance	None Evident	
Other		
Failure Foreseeable <i>Imm / Likely / Possible / No</i>	Whole No	Part Possible

Vigour Assessment

Vascular Defects	None Evident
Foliage Defects	None Evident
Leaf Size	Good
Foliage Density	Good
Other	

Overall

Assessment

Structure	Moderate
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	Moderate
Part of Wider Feature?	No
Characteristic of Area	Yes
Amenity Value	Moderate

Further Assessment

6. The applicant has proposed to fell the tree as they are concerned about the safety of the tree given its size and proximity to their property.
7. On inspection the tree was found to have a number of cavities present in the scaffold limbs, most appear to have resulted from historic limb removal. Whilst individually the cavities are not sufficient to cause any concern their collective size and proximity to each other are sufficient to warrant some action.
8. In order for the tree to be retained in a safe condition it is considered that a 30% crown reduction is required and the tree should then be regularly pruned to maintain it at an appropriate size.

9. If these works were undertaken then it would result in the crown of the tree being brought down below the roofline of the adjacent property and would in effect hide it from public view thereby removing any public amenity.
10. Whilst the condition of the tree does not warrant the felling of the tree, it is considered that as the works that are required on the grounds of safety, are sufficient to remove any public amenity that the tree provides, the removal of the rest of the tree should be approved.
11. It is considered that the planting of a replacement tree which in time could grow to a size where it would provide some amenity could mitigate some of the lost amenity in the long term.

CONCLUSION

12. The applicant has proposed to fell the tree due to concerns about its safety. On inspection, whilst the tree does not require felling for safety reasons, it does require some significant crown reduction in order to reduce the chances of limb failure.
13. As the required pruning works would bring the crown of the tree down below the adjacent property, and remove any public amenity, it is considered that the felling of the remaining trees is appropriate as it would not have any greater impact on the public amenity that the works that are required on the grounds of safety.
14. Overall it is considered that the application should be approved subject to a condition requiring the planting of a replacement tree.

RECOMMENDATION

15. It is recommended that the application is approved for the stated conditions.

Reason For Approval

It is considered appropriate to approve the application to fell as whilst the condition of the tree does not warrant felling, it does require works that would remove any public visibility of the tree and would therefore remove any public amenity. Given

that the required works are sufficient to remove any public amenity, the felling of the remaining tree would not have any adverse impact on the amenity of the area.

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.

