

PLANNING APPLICATION NUMBER:P08/1144

Type of approval sought	Tree Preservation Order
Ward	SEDGLEY
Applicant	Mrs Jane Prandle
Location:	3 & 5, ROUND HILL, SEDGLEY, WEST MIDLANDS, DY3 1QD
Proposal	FELL 1 NO. LIME TREE
Recommendation Summary:	REFUSE

TREE PRESERVATION ORDER NO: D 293 (1991) – T1

SITE AND SURROUNDINGS

1. The tree subject to this application is a mature lime tree that is located on the boundary between the front gardens of 3 & 5 Round Hill, Sedgley. The tree is one of a number of lime trees that are located in the fronts of properties in surrounding areas. The tree has attained a large size, and due to its prominence in the street scene of the surrounding area provides a moderate amount of amenity to the surrounding area.

PROPOSAL

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

HISTORY

4. There have been two previous Tree Preservation Order applications on this site.

<i>Site History</i>		
Application No	P02/1156	10/07/02
Proposal	Prune 1 Lime Tree	Approved with conditions
Application No	P05/1000	04/05/05
Proposal	Fell 1 lime tree	

PUBLIC CONSULTATION

5. At the time of writing no public representations have been received.
6. However the public consultation period for this application expired on the Friday 8th August, due to the proximity of this date to the committee, and potential delays in receiving any representations, it is recommended that a decision to delegate the approval of refusal to the Director of the Urban Environment, subject to no representations being received on the day of the committee.

ASSESSMENT

Tree(s) Appraisal

7.

Criteria	Tree 1
TPO No	T1
Species	Lime
Height	13m
Spread	8m
Diameter	400mm
Form	Moderate
Vigour	Moderate
Approx Age	Mature
Pests / Diseases	None Evident
Canopy	Moderate
% Deadwood	3%
Cavities	On main stem at 3.5m. Also there is a large split in a main scaffold limb.
Bark	Moderate

Roots	Moderate / Poor – probable root removal in past, also significant distortion of adjacent dwarf wall.
Overall Health	Moderate
Visibility	High
Amenity Value	Moderate

Further Assessment

8. The applicant has proposed to fell this tree as they have concerns over the damage that is being caused to the boundary wall. The applicant has also raised slight concerns about the tree as it is leaning toward the house.
9. On inspection the tree was found to be in a moderate state of health. It was noted that some superficial removal of surface roots has been undertaken in the past on the side of 5 Round Hill. It appears to have been a number of years since the works were carried out. A cavity was observed at approximately 3.5 metres, it appears to be the result of large limb removal, a number of years ago. Whilst no decay fungi were evident during the inspection it is considered that there is a high possibility that in time decay fungi may infect this area. Also a large split was identified in one of the main scaffold limbs. It is considered that this split will have compromised the structural integrity of the limb, and there is a high chance of failure during unsettled weather.
10. The very top of the crown was showing symptoms of impaired vigour, with there being noticeable gaps in the foliage. It is considered that this may be a symptom of the tree entering into it's over mature stage of life or it could be the result of the superficial root removal.
11. The tree has reached a large size, as have others in the road, and they are quite overbearing on the properties in the road. It is recommended that favourable consideration be given to any future application for major pruning of the trees in the road in general.
12. With regard to the point raised about the lean of the tree, whilst the tree's stem does have a slight lean close to the ground, it is considered that the tree has righted its self, and that the lean is not significant in structural terms.
13. It would appear that the root development of the tree has caused substantial distortion of the adjacent boundary wall. The wall is a relatively small construction, only being 4 courses high. The section outside 3 Round Hill, appears to have been lifted vertically and pushed slightly towards the road.

14. Often damage such as this can be caused by one specific root. If the damage is the result of one or two roots it may be possible to repair that wall, as will be required whether or not the tree is removed, by bridging over the offending roots with a concrete or steel lintel.
15. As no supporting information was submitted, to show what was causing the damage or why the tree needs to be removed to allow repair of the wall, it is not considered that this reason for removal sufficiently justifies that loss of amenity that would result from the felling of the tree. However if further evidence is submitted, whether with this or future applications , then further consideration should be given to its removal
16. With regard to the general health of the tree, it is considered that a pollard of the tree may be the most appropriate form of management, as this would reduce the overbearing affect of the trees, reduce the weight and leverage, that is acting on the cavity at 3.5 metres above ground, remove the split limb, and improve the root to shoot ratio, thereby improving the general vitality of the tree. Whilst such works cannot be approved under this application; if this application is refused it is recommended that a further application for the pollarding works is submitted.

CONCLUSION

17. The mature lime tree subject to this application is located on the boundary between the front gardens of 3 & 5 Round Hill. The tree is prominent in the surrounding area and provides a good amount of amenity.
18. The applicant has proposed to fell the tree as they have concerns about the damage that is being caused to the adjacent boundary wall. As no information has been submitted to show that the wall is irreparable with the tree still in place, and due to the various methods available that could allow the repair of the wall and retention of the tree, it is considered that the reason for the works does not sufficiently justify the felling of the tree or the subsequent loss of amenity.
19. However it is recommended that the applicant is encouraged to submit a further application for the pollarding of the tree. Whilst this would result in a short term loss of amenity, due to the rate of re-growth, the tree would soon develop a new canopy, and continue to provide a good amenity to the area.

RECOMMENDATION

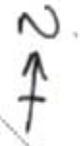
20. It is recommended that delegated powers are granted to the Director of the Urban Environment to refuse the applicant if no further representations about this application. If any further representations are received that the application should be

brought before the next committee for determination. The reasons for the delegated refusal are set out below:

Conditions and/or reasons:

1. The tree provides a high to moderate amount to the surrounding area and users of Round Hill. The reasons for the application and the supporting information do not sufficiently justify the detrimental affect on the local amenity that would result from the proposed felling.

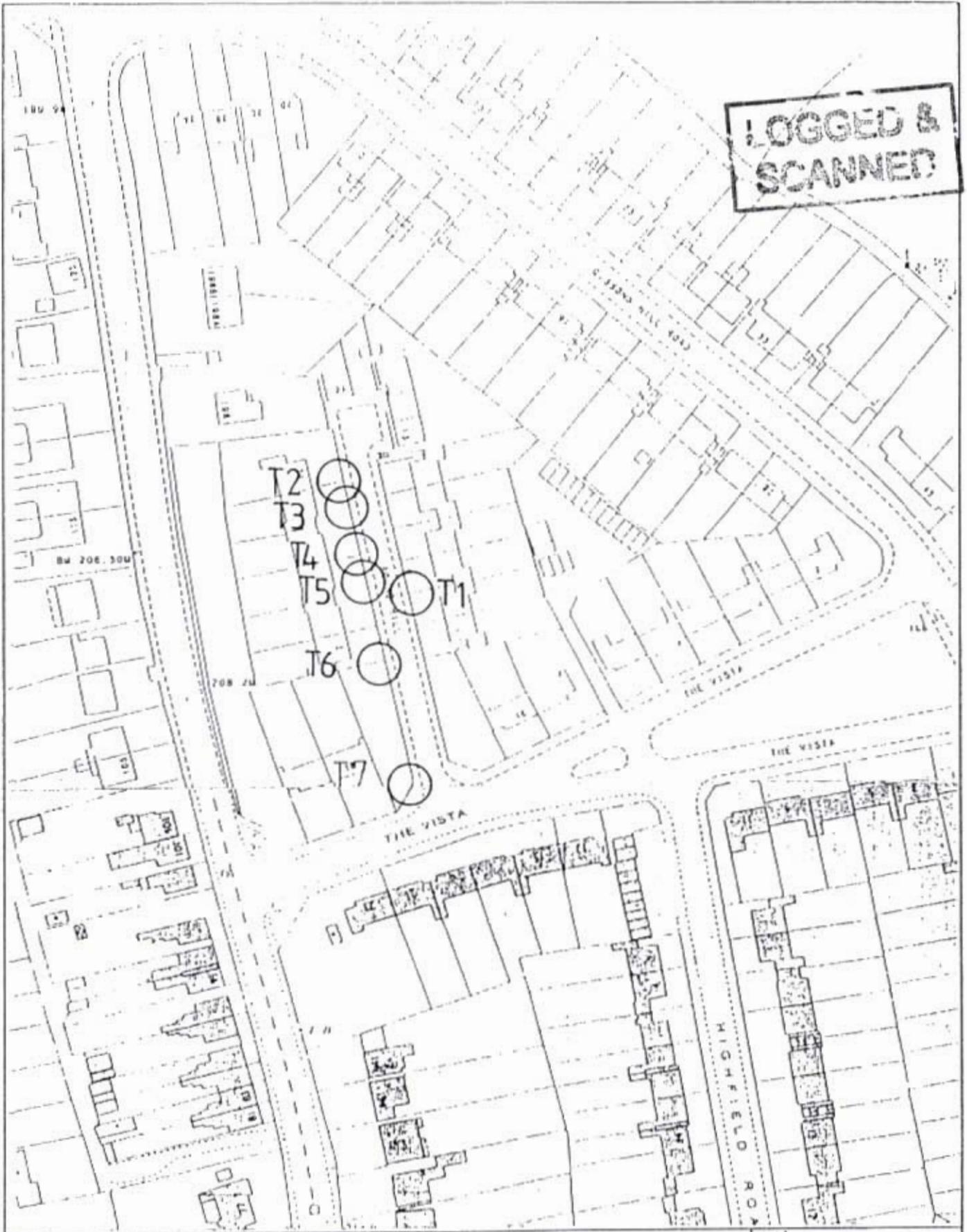
Pos 1144



LOGGED & SCANNED



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DUDLEY
Metropolitan Borough

ORDNANCE SURVEY MAPPING
IS BASED UPON
THE ORDNANCE SURVEY MAP
WITH THE SANCTION OF
THE CONTROLLER OF
H.M. STATIONERY OFFICE
LICENCE NUMBER LA 078171

Map referred to in
the Borough Council of Dudley
Round Hill
Sedgley N°2
Tree Preservation Order 1990

grid ref	918 946
scale	1:1250
dwg. no	A:2041

PO8/1144

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SCANNED

FIRST SCHEDULE

<u>NO.</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>
T1	Lime	Round Hill, Sedgley
T2	Lime	Round Hill, Sedgley
T3	Lime	Round Hill, Sedgley
T4	Lime	Round Hill, Sedgley
T5	Lime	Round Hill, Sedgley
T6	Lime	Round Hill, Sedgley
T7	Lime	Round Hill, Sedgley

EMSALC