

# PLANNING APPLICATION NUMBER:P07/0059

Type of approval sought	Tree Preservation Order
Ward	St. Thomas's
Applicant	Matt Vaughan, Greencare Offices
Location:	<b>CLAUGHTON HOUSE, BLOWERS GREEN ROAD, DUDLEY, WEST MIDLANDS, DY2 8UZ</b>
Proposal	<b>30% CROWN REDUCTION AND 5 M LIFT OVER HIGHWAY OF 4 LIME TREES</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## TREE PRESERVATION ORDER NO: D301 (1990) – T1, T2, T3 & T4

### SITE AND SURROUNDINGS

1. The trees subject to this application are four mature lime trees that are situated at the front of Cloughton House, Blowers Green Road. The trees form a linear feature on the frontage of the property.
2. The trees are highly prominent within the area and provide a high amount of amenity to the surrounding area.

### PROPOSAL

3. Summary of proposals for the works as written on application form is as follows:
  - 30% crown reduction and 5 metre crown lift over highway of 4 lime trees.
4. The trees have been marked on the attached plan.

### HISTORY

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

### PUBLIC CONSULTATION

6. No representations have been received.

## ASSESSMENT

### Tree(s) Appraisal

Criteria	Tree 1	Tree 2	Tree 3	Tree 4
TPO No	T1	T2	T3	T4
Species	Lime	Lime	Lime	Lime
Height	17m	17m	17m	15m
Spread	11m	10m	10m	8m
Diameter	900mm	900mm	800mm	750mm
Form	Moderate	Moderate / Poor	Good / Moderate	Poor
Vigour	Good	Good	Moderate	Poor
Approx Age	Mature	Mature	Mature	Mature
Pests / Diseases	None evident.	None evident.	None evident.	None evident.
Canopy	Moderate – dense branch network	Poor – old pollard	Moderate – inclusion at main fork	Moderate – excessive stress growth.
% Deadwood	3%	7%	3%	7%
Cavities	Substantial inclusion at main fork	Inclusions around old pollard point	Inclusion at main fork	None Evident
Bark	Good	Good	Good	Good
Roots	Moderate – restricted due to surrounding surfaces			
Overall Health	Moderate / Good	Moderate	Moderate / Good	Poor
Visibility	High	High	High	High
Amenity Value	High	High	High	High

### Further Assessment

- The trees subject to this application are four mature lime trees that are situated in front of Cloughton House, Blowers Green Road. The trees are old pollards that have fully re-grown. It is considered that the trees were pollarded approximately 40 years ago, with little subsequent management.

8. The applicant would like to crown reduce the trees by 30% and to crown lift them to provide 5 metres clearance above the adjacent highway. The crown reduction is required as part of the good management of the trees and to reduce the chances of any limbs dropping out of the trees in future.
9. Tree 1, is the largest of the group and is located close to the entrance the Claughton House car park. Other than a major branch inclusion that is located at the main fork the tree is in a good state of health.
10. The inclusion at the main fork is a cause for concern. This has occurred as the result of poor formed and poorly managed re-growth from the initial pollard. As no management has been undertaken to remedy this defect in the past, the tree has now re-grown a full crown above the potentially weak point.
11. The proposed crown reduction would reduce the weight above the weak point and therefore reduce the chances of limb failure in the future. As the works will reduce an existing hazard they are considered appropriate and justified.
12. Tree 2 also has inclusions present around the old pollard point, and the beginnings of a decay cavity were observed. As a result and for the reasons given above in relation to Tree 1 it is recommended that the proposed works to these trees are approved.
13. As well as the included patches of bark tow of the main limbs appear to have grown in a more horizontal direction then would normally be expected form a lime tree. This was probably due to the limbs searching out available light. Whilst there is no evidence of any defect within these limbs a reduction of the end weigh is recommended to prevent any undue stress on the weight bearing timber.
14. Tree 3, is another large lime tree in the group. Again this tree is an old pollard that has developed inclusions at the pollard point as a result of poor past management. As the tree has included forks the crown reduction is considered appropriate and justified.
15. Tree 4 is the smallest of the group and is situated at the southern end of the line. The tree appears to have grown up under suppression of the adjacent trees, and looks to have been stunted by nutrient competition. The tree is currently stressed, as is evidenced by the massive amount of epicormic growth display on its main stem and scaffold limbs. Whilst no major defects were observed it is recommended that the tree is crown reduced in an attempt to re-invigorate it by increasing its root to shoot ratio, thereby providing the tree with relatively more nutrients than it is currently receiving.

16. As part of the application the applicant has requested that permission be granted to crown lift all of the trees to provide 5 metres clearance over the adjacent highway. As under the requirements of the Highways act 1980, a clearance of 5 metres must be maintained over the public highway, this proposal is appropriate and should be approved.
17. The proposed works will not have a significant impact on the amenity value that the trees provide to the area, as they will still remain the main vegetative feature in the area, and the works should allow the tree retention for many years to come.

## CONCLUSION

18. The trees subject to this application are four mature lime trees that are located in front of Claughton House, Blowers Green Road. The trees are all prominent in the area and provide a high amount of amenity to the surrounding area.
19. On inspection trees 1-3 were found to have included branch junctions around the old pollarding points, which are a well know source of failure in previously pollarded trees that have not received appropriate management following the initial pollarding.
20. The applicant would like to crown reduce these trees in order to reduce the weight and mechanical forces, and therefore the chance of failure, that these weak points are currently subjected to. As such these works are considered appropriate and justified.
21. Whilst tree 4 has no major defects present the tree is currently in poor health. This poor health has been caused by the other surrounding trees suppressing the growth of this tree, and taking nutrients from the soil. In an attempt to combat this it is proposed that the crown reduction will increase the root to shoot ratio of the tree and therefore the available nutrients for the remaining parts of the tree would be increased, which will hopefully re-invigorate the tree and allow it to compete on a more equal footing.
22. The applicant would also like to crown lift the trees to provide a 5 metre clearance over the adjacent public highway. As this proposal is in line with the legal requirements of the Highways Act 1980 it is considered appropriate and should be approved.

23. The proposed works will not have a significant impact on the amenity value that the trees provide to the area, as they will still remain the main vegetative feature in the area, and the works should allow the tree retention for many years to come.

## RECOMMENDATION

24. It is recommended that the 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 Treework'.
2. The tree is to be inspected for bird nests and any crevices for bats. If any nests are present and disturbance to nesting or fledgling birds are present then works shall not be undertaken between 1st March and 30th August in any year. If bats are present then advice should be sought from English Nature or the local Wildlife Trust.
3. The works hereby approved shall be carried out within 12 months of the date of this decision.