

PLANNING APPLICATION NUMBER: P08/0544

Type of approval sought	Tree Preservation Order
Ward	BROCKMOOR AND PENSNETT
Applicant	R I Kennedy, Midland Tree Surgeons
Location:	BETWEEN DREADNOUGHT RD & RAILWAY LINE, PENSNETT, DUDLEY, WEST MIDLANDS
Proposal	FELL 8 NO. LEYLANDI TREES
Recommendation Summary:	REFUSE

TREE PRESERVATION ORDER NO: D 603 (2000) – A1

SITE AND SURROUNDINGS

- The trees subject to this application are a row of 8 early mature Leylandii cypress trees that form a line on the boundary between Dreadnought Road, and a currently disused area of the Pensnett Trading Estate. The trees are visible from the adjacent public highway, and whilst not particularly valuable from an aesthetic aspect they do provide some value in screening the disused area of the trading estate.

PROPOSAL

- Summary of proposals for the works as written on application form is as follows:
 - Fell 8 Cypress Trees
- The trees have been marked on the attached plan.

HISTORY

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

<i>Site History</i>		
Application No	P06/0165	22/03/06
Proposal	Pruning of Various Trees	Approved with conditions

PUBLIC CONSULTATION

- At the time of writing two objections have been received from local residents and an objection has been received from a local councillor.
- The objections are based on the loss of the trees as a screen from views noise and dust from the trading estate. Also the objectors have concerns that if the trees are allowed to be removed, it may allow access for large vehicles in any further development of the site.

ASSESSMENT

Tree(s) Appraisal

7.

Criteria	Tree 1-8
TPO No	A1
Species	Leyland Cypress
Height	7.5m
Spread	2m
Diameter	150mm
Form	Good
Vigour	Good
Approx Age	Early Mature
Pests / Diseases	None Evident
Canopy	Good - Moderate
% Deadwood	1%
Cavities	None Evident
Bark	Good
Roots	Good
Overall Health	Good
Visibility	High
Amenity Value	Moderate

Further Assessment

- The applicants have proposed to fell the trees as they consider them to be unsuitable species for retention in their situation. Other than this no information has been provided.
- On inspection of the tree they were found to be in a healthy condition, with no major defects present. It was noted that the trees are planted close together, causing them

to be very slender trees. This may cause problems with branches snapping out in the future.

10. The trees for a small part of a wider belt of trees that form the boundary between Dreadnought Road and the trading estate. To the South-West the belt of trees is formed of deciduous trees, and to the North East the belt is formed of a line of mature Leyland Cypress trees.
11. It is accepted that the trees make a limited aesthetic contribution to the area; however they do provide year round screening from views into the site for a number of properties along Dreadnought Road.
12. The applicants have specified that there is no intention to replant any trees as they consider that the adjacent deciduous trees will readily seed and colonise the area to replace the removed trees. It is accepted that the deciduous trees will colonise the area however, it would still be a number of years until the trees provide a similar screen to that of the existing trees, and even then it would only be during the months when the trees bear leaves.
13. It is not considered that the objections on the grounds of allowing the trees be felled would allow access for large vehicles to any future development are sufficient to prevent the felling of the trees as a previously allowed permission for this site only allowed access to a staff car park via this entrance. All deliveries and larger vehicles had to access through the trading estate.
14. Overall it is considered that the trees do provide an amenity value to the area by virtue of their screening value. Whilst it is agreed that the tree species are not totally suited to the location, and they will require management in the future. However it is not considered that this is sufficient to allow the removal of the trees, bearing in mind the loss of screening value that would arise.

CONCLUSION

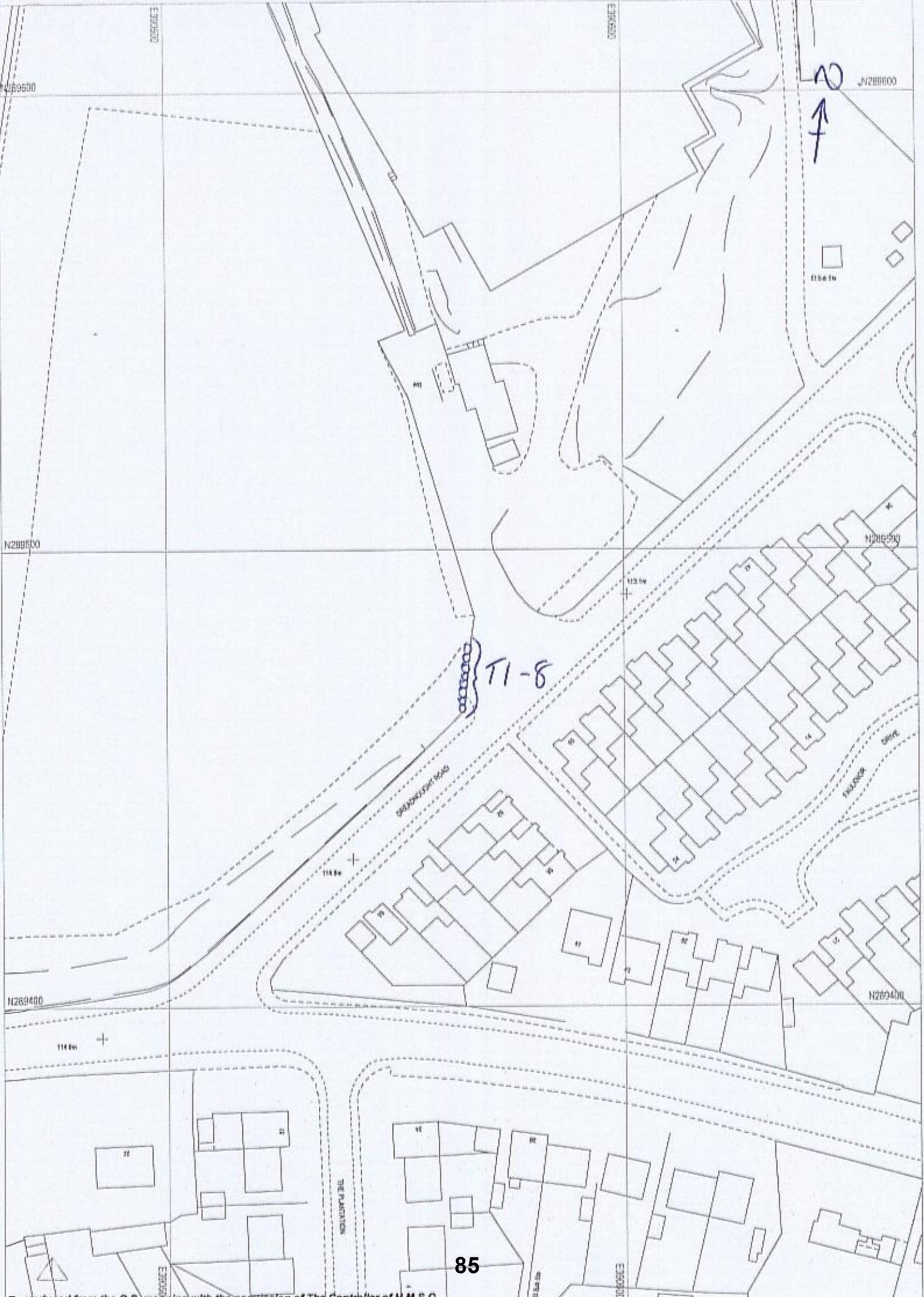
15. The 8 Leyland cypress trees that are subject to this application form part of the belt of trees that form the boundary between Dreadnought Road, and the adjacent trading estate.
16. The applicant has proposed to fell the trees as they consider them to be unsuitable for retention in this situation. The application has received number of objections from local residents.
17. On inspection of the trees they were found to be in a reasonable condition with no major defects present. Whilst the trees make little aesthetic contribution to the area the trees do provide some values in their screening of views into the unused and derelict area of the trading estate.
18. As the trees are valuable in terms of screening, it is considered that their removal has not been sufficiently justified. As such it is recommended that the application is refused.

RECOMMENDATION

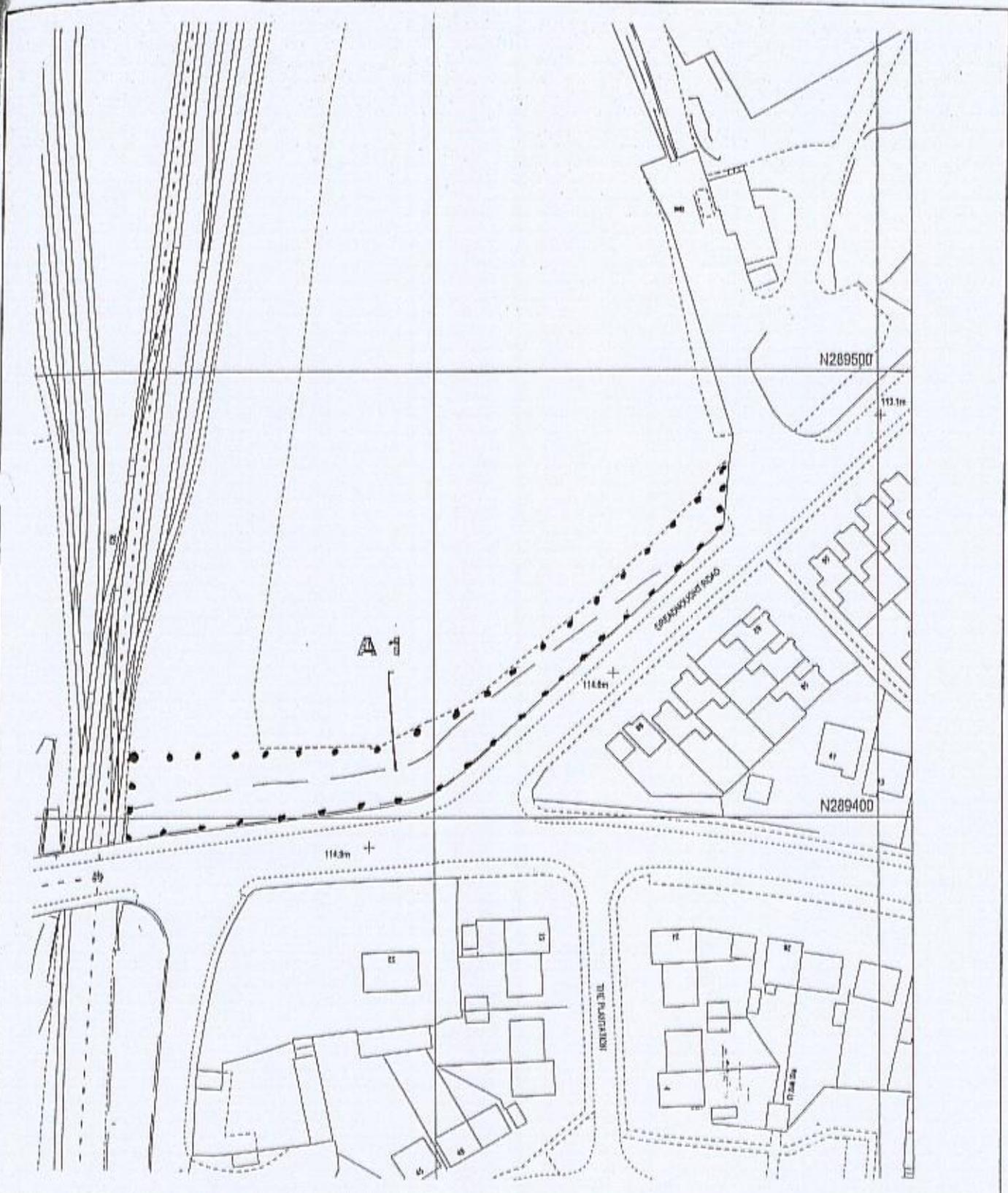
19. It is recommended that application is refused for the reason stated below.

Conditions and/or reasons:

1. The trees provides a moderate amount of amenity to the surrounding area by virtue of their screening of view into the disused and derelict area of the adjacent trading estate. 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.



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Map referred to in the Borough Council of Dudley
 Tree Preservation Order 2000 No D603
 DREADNOUGHT ROAD PENSNETT

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 A2356

GRI D REF 894005
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SCALE 1/ 1250

SCHEDULE 1

SPECIFICATION OF TREES

Reference on Map	Description	Situation
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Trees specified individually

None

Trees specified by reference to an area

A1	The several trees of whatever species within Area A1 on the map	Dreadnought Road Pensnett
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Groups of trees

None

Woodlands

None

Directorate of Urban Environment
3 St James's Road,
Dudley,
West Midlands
DY1 1HZ

58 Dreadnought Road,
Pensnett,
Brierley Hill,
DY5 4TG

1st May 2008



Dear Sir,

Re Application P08/0544 - Felling 8 Leylandi Trees

These 8 leylandi trees help screen off visually and help prevent noise and pollution coming from the Pensnett Trading Estate. They are also in keeping with the lines of leylandi trees that run the length of Dreadnought road towards Tansey Green road

As you will be aware planning permission is still in progress to bring a large structure for a train terminal building. These trees are subject to Tree Preservation order and are on the edge of the boundary by a closed locked entrance gate which will not be allowed to be used by lorries for the new building proposal

Approx 2 years ago a similar felling was proposed of the deciduous trees behind these leylandi trees was submitted and was refused because these trees were in good condition

A possible reason for again trying to remove healthy trees in this same area is to open up further the side of a closed entrance gate to the estate. This application to removed leylandi trees can not be used as a way to removed possible objections to a future planning application and therefore undermine the planning process.

We must never allow healthy trees to be removed under any circumstances especially using this time the excuse "which is an unsuitable species" along the estate boundary when these eight trees form part of a wider barrier along the whole of Dreadnought road. These trees were planted by the industrial estate owners to help privacy by this gate, reduce noise and pollution escape into a residential area

You must always resist anyone cutting down any trees anywhere for spurious reasons

I also request that this letter is NOT placed on your website

Yours faithfully

Jeffrey Wanley