

PLANNING APPLICATION NUMBER: P12/0860

Type of approval sought	Tree Preservation Order
Ward	Norton
Applicant	Mr T. Barrett, Wolverhampton Tree Service
Location:	ST ANDREWS HOUSE, QUARRY PARK ROAD, STOURBRIDGE, DY8 2RE
Proposal	FELL 1 OAK TREE. REDUCE AND RESHAPE 1 SYCAMORE TREE BY 30% AND REMOVE DEADWOOD. CROWN LIFT, RESHAPE AND REMOVE DEADWOOD FROM 1 LARCH TREE.
Recommendation Summary:	PART APPROVE & PART REFUSE (SPLIT DEC'N)

TREE PRESERVATION ORDER NO: D 652 (2001) – A51

SITE AND SURROUNDINGS

1. The trees subject to this application are a mature oak tree, a mature sycamore tree and a mature larch that are situated in the rear garden St Andrew's House, Quarry Park Road.
2. The trees are considered to provide a moderate amount of amenity to the area. Whilst they are not the most prominent of trees being surrounded by other gardens, they do form part of the wider landscaping of the local area, and the oak can be identified as an individual tree, between the properties.

PROPOSAL

3. Summary of proposals for the works as written on application form is as follows:
 - PART A: Fell 1 Oak tree.
 - PART B: Crown reduce 1 Sycamore Tree by 30% and Crown lift 1 Larch Tree.
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. At the time of writing a letter of support has been received from an adjacent neighbour. They support the application on the grounds that the trees drop debris such as seeds twigs and leaves onto their patio.
7. Any further representations received prior to the committee meeting will be distributed as pre-committee notes.

ASSESSMENT

Tree(s) Appraisal

<i>Tree Structure</i>	Tree 1	Tree 2
Species	Oak	Sycamore
Height (m)	13	11
Spread (m)	8	6
DBH (mm)	500	400
Canopy Architecture	Good / Moderate	Moderate
Overall Form	Good	Good
Age Class <i>Yng / EM / M / OM / V</i>	Mature	Mature

Structural Assessment

Trunk / Root Collar	Good		Good	
Scaffold Limbs	Good		Good	
Secondary Branches	Good		Good	
% Deadwood	5%		5%	
Root Defects	None Evident		None Evident	
Root Disturbance	None Evident		None Evident	
Other				
Failure Foreseeable Imm / Likely / Possible / No	Whole No	Part No	Whole No	Part No

Vigour Assessment

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

Overall

Assessment

Structure	Good	Good
Vigour	Good	Good
Overall Health	Good	Good

Other Issues

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

Amenity

Assessment

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

<i>Tree Structure</i>	Tree 3
Species	Larch
Height (m)	10
Spread (m)	4
DBH (mm)	350
Canopy Architecture	Good / Moderate
Overall Form	Good
Age Class <i>Yng / EM / M / OM / V</i>	Mature

Structural

Assessment

Trunk / Root Collar	Good
Scaffold Limbs	Good
Secondary Branches	Good

% Deadwood	5%	
Root Defects	None Evident	
Root Disturbance	None Evident	
Other		
Failure Foreseeable Imm / Likely / Possible / No	Whole No	Part No

Vigour Assessment

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

Overall

Assessment

Structure	Good
Vigour	Good
Overall Health	Good

Other Issues

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

Amenity

Assessment

Visible	Yes – Just
Prominence	Moderate
Part of Wider Feature?	No
Characteristic of Area	Yes
Amenity Value	Moderate

Further Assessment

- The applicant has proposed to fell the oak tree as they have concerns about its safety due to falling deadwood and its proximity to the property, they have proposed to crown reduce the sycamore tree by 30% and to crown lift the larch tree up to the height of the guttering.

9. On inspection all of the trees were found to be in a reasonable condition with no major defects present.
10. With regard to the oak, whilst the tree is relatively close to the property, and there is some deadwood present within the crown it is not considered that the tree is in any way in a poor condition and the failure of any live limbs is not considered to be foreseeable.
11. Given the good condition of the oak tree it is considered that if the tree is considered to provide any useful amount of amenity to the surrounding area, the felling of the tree would not be considered appropriate.
12. The oak tree is not publicly prominent as an individual tree (although it is visible from in front of the access gates to St Andrew's House). However it's a significant part to the wider greening of the area and if it were removed it is considered that its loss would be noticeable, particularly from the arm of Quarry Park Road that links with the bridleway to Ounty John Lane. As such it is considered that the tree does provide a useful amount of amenity to the surrounding are and therefore it is considered that the felling of the tree has not been justified.
13. With regard to the sycamore tree, similar to the oak tree this is not an individually prominent tree, but it does contribute to the greening in the area. The proposed crown reduction is considered acceptable, as whilst it will make the tree smaller, it will still contribute to the amenity of the area.
14. The proposed works to the larch are considered acceptable, as only the upper portion of the tree is visible and therefore the proposed crown lifting will not have any detrimental impact on the amenity of the area as the works will not be publicly noticeable.
15. Overall it is considered that the proposal to fell the oak tree should be refused and the proposal to prune the sycamore tree and the larch tree should be approved.

CONCLUSION

16. It is considered that the proposed felling of the oak tree is not justified on the grounds of safety. Whilst it is accepted that the tree is relatively close to the property, and there is some deadwood present within the crown, the tree is considered to be in a good condition with no major defects present. Given that the tree provides some useful amenity to the area, as part of the wider landscaping, it is not considered that the felling of the tree is appropriate.
17. The proposed pruning of the sycamore and larch trees is considered to be acceptable, as the works will provide benefit to the applicants whilst not having any significant impact on the amenity of the area. As such it is recommended that these elements of the application are approved

RECOMMENDATION

18. It is recommended that the PART A of the application is refused for the stated reasons and that PART B of the application is approved subject to the stated conditions.

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'.

Reason for refusal:

1. The Oak tree (Tree 1) subject to the proposal for felling provides a moderate amount of amenity to the surrounding area and users of Quarry Park Road. 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.

