

PLANNING APPLICATION NUMBER: P12/0964

Type of approval sought	Tree Preservation Order
Ward	Pedmore and Stourbridge East
Applicant	Mrs D. Maginn
Location:	24, BROCKMOOR CLOSE, OLDSWINFORD, STOURBRIDGE, DY9 0YL
Proposal	FELL 1 SILVER BIRCH TREE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

TREE PRESERVATION ORDER NO: TPO 209 (1987) – T22

SITE AND SURROUNDINGS

1. The tree subject to this application is a birch tree located adjacent to the driveway of 24 Brockmoor Close. The tree can be seen at the end of the cul-de-sac and from Ham Lane. Overall it is considered that the tree 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 Birch 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.

Application no	Proposal	Decision	Date
P00/50400	Prune 1 Silver Birch Tree	Approved with conditions	03/04/2000
P09/0697	Prune 1 Silver Birch Tree	Approved with conditions	29/07/2009

PUBLIC CONSULTATION

5. No public representations have been received.

ASSESSMENT

Tree(s) Appraisal

<i>Tree Structure</i>	Tree 1
Species	Birch
Height (m)	6
Spread (m)	5
DBH (mm)	250
Canopy Architecture	Good
Overall Form	Good
Age Class <i>Yng / EM / M / OM / V</i>	Early 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 <i>Imm / Likely / Possible / No</i>	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
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Vigour	Good
Overall Health	Moderate

Other Issues

Light Obstruction	Yes
Physical Damage	None Evident
Surface Disruption	Lifting Drive - likely to get worse due to other root traces present
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 the roots have started to lift the driveway and they wish to remove the tree before the damage gets any worse.
7. On inspection the tree was found to be in a good condition with no major defects present. It was noted that there is some early stages of damage on the drive way and some other root traces (small cracks or bulges following the line of roots under the tarmac) present in the drive. There was also a number of surface roots present in the grass adjacent to the drive.
8. Overall whilst the current damage isn't bad due to the proximity of the tree, the other root traces present in the drive and surface rooting nature of the tree it is considered that the damage will get significantly worse if the tree is retained.
9. Normally if a tree was considered to provide a high amount of amenity, or provided some individual impact it would be considered that some damage should be

tolerated, or that repair of the surface should be attempted prior to the removal of the tree. However in this case the trees amenity value is as one of a number of trees on the verge that runs between the properties in Brockmoor Close, and therefore it is considered that as one of the wider group its removal would not be catastrophic to the amenity of the area and as such it is considered that its removal may be appropriate in this instance.

10. In order to mitigate any impact on the amenity of the area a replacement tree could be planted, although it is not recommended that the replacement tree should be anything larger than a small ornament tree, such as an ornamental rowan, which should be planted further away from the drive.

CONCLUSION

11. The applicant has proposed to fell the tree due to the damage that has been caused to their driveway. On inspection the damage was found to be slight; however there was also evidence that further damage in the future is likely.
12. Overall it is considered that given the damage to the drive and the relatively limited amenity value of the tree, it is considered that the application should be approved subject to the planting of a replacement tree.

RECOMMENDATION

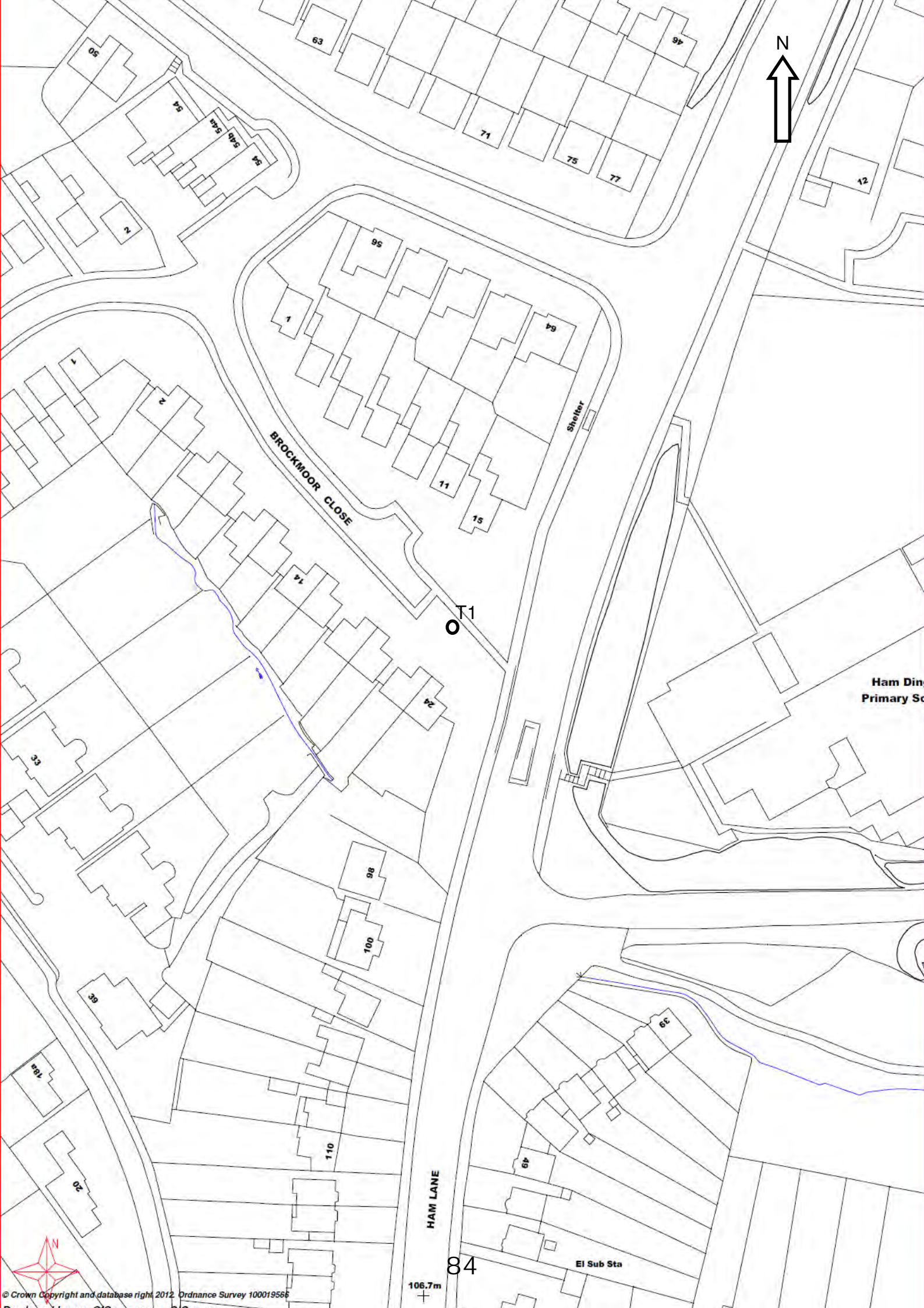
13. It is recommended that the application is approved for the stated conditions.

Reason For Approval

Given the damage to the drive that has been caused by the tree and the relatively limited amenity value of the tree, it is considered that the that the felling of the tree is appropriate subject to the planting of a replacement tree.

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.



Ham Din
Primary S

BROCKMOR CLOSE

Shelter

HAM LANE

El Sub Sta

11

84

106.7m

