

PLANNING APPLICATION NUMBER:P10/0454

Type of approval sought	Tree Preservation Order
Ward	SEDGLEY
Applicant	Mr Callum McKim
Location:	10, ELMWOOD RISE, SEDGLEY, DUDLEY, DY3 3QJ
Proposal	TO FELL 2 NO PINE TREES.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

TREE PRESERVATION ORDER No: D689 (2002) T2 & T3

SITE AND SURROUNDINGS

1. The trees subject to this application are two mature Cypress conifer trees that are located in the front garden of the property close to the boundary with the public highway. The trees are highly visible in the street scene and are considered to provide 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 2 Cypress Trees.
3. The applicant had identified the trees as pine trees. However on inspection the trees were found to be Cypress trees.
4. The TPO identifies the two trees in the front of this property as sycamore trees. As there are no other trees in the front of the property and the TPO plan shows the protected trees in the same location as these cypress trees it is considered that it is these tree the TPO intended to protect and their labelling as Sycamore trees was a clerical error.
5. The trees have been marked on the attached plan.

HISTORY

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

PUBLIC CONSULTATION

7. No public representations have been received

ASSESSMENT

Tree(s) Appraisal

8.

<i>Tree Structure</i>	Tree 1	Tree 2
TPO No	T2	T3
Species	Cypress	Cypress
Height (m)	9	9
Spread (m)	4	4
DBH (mm)	5 x 200	3 x 300
Canopy Architecture	Moderate / Good	Moderate / Good
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	1%	1%
Root Defects	None Evident	None Evident
Root Disturbance	None Evident	None Evident
Other		
Failure Foreseeable <i>Imm / Likely / Possible / No</i>	Whole No	Whole 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	Yes	None Evident
Debris	Some	Some

Amenity Assessment

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

Further Assessment

9. The applicant has proposed to fell the trees as they are too large for the garden; blocking light from his property and causing damage to his driveway.
10. On inspection the trees were found to be in a good condition with no major defects present. It was noted that they are the dominant features of the front garden, and they will be causing a significant loss of direct sunlight in the early morning and diffuse daylight through out the day.
11. It was noted that Tree 1 had caused disruption to the applicant's driveway, with a number of raised root tracks evident.
12. Whilst the trees are mature, they haven't reached their ultimate height or spread yet, and as they will continue to grow the impact on the house will become worse. Ultimately the trees have the potential to form a solid screen across the front boundary of the property.
13. Overall it is considered that the impact that the trees have on the applicant is greater than the amenity value that the trees provide to the area. As such it is considered that the removal of the trees may be appropriate.
14. If permission is granted for the removal of the trees it is considered that a single replacement tree would be sufficient. The tree to be planted should be a small to medium ornamental tree with a light canopy

CONCLUSION

15. The two cypress trees subject to this application are mature, but not fully grown, trees that are situated in the front garden of 10 Elmwood Rise. The trees are prominently visible from Elmwood Rise and are considered to provide a moderate amount of amenity to the surrounding area.
16. The applicant has proposed to fell the trees as they are blocking light from the front of the property; too big for the garden and causing damage to his driveway.

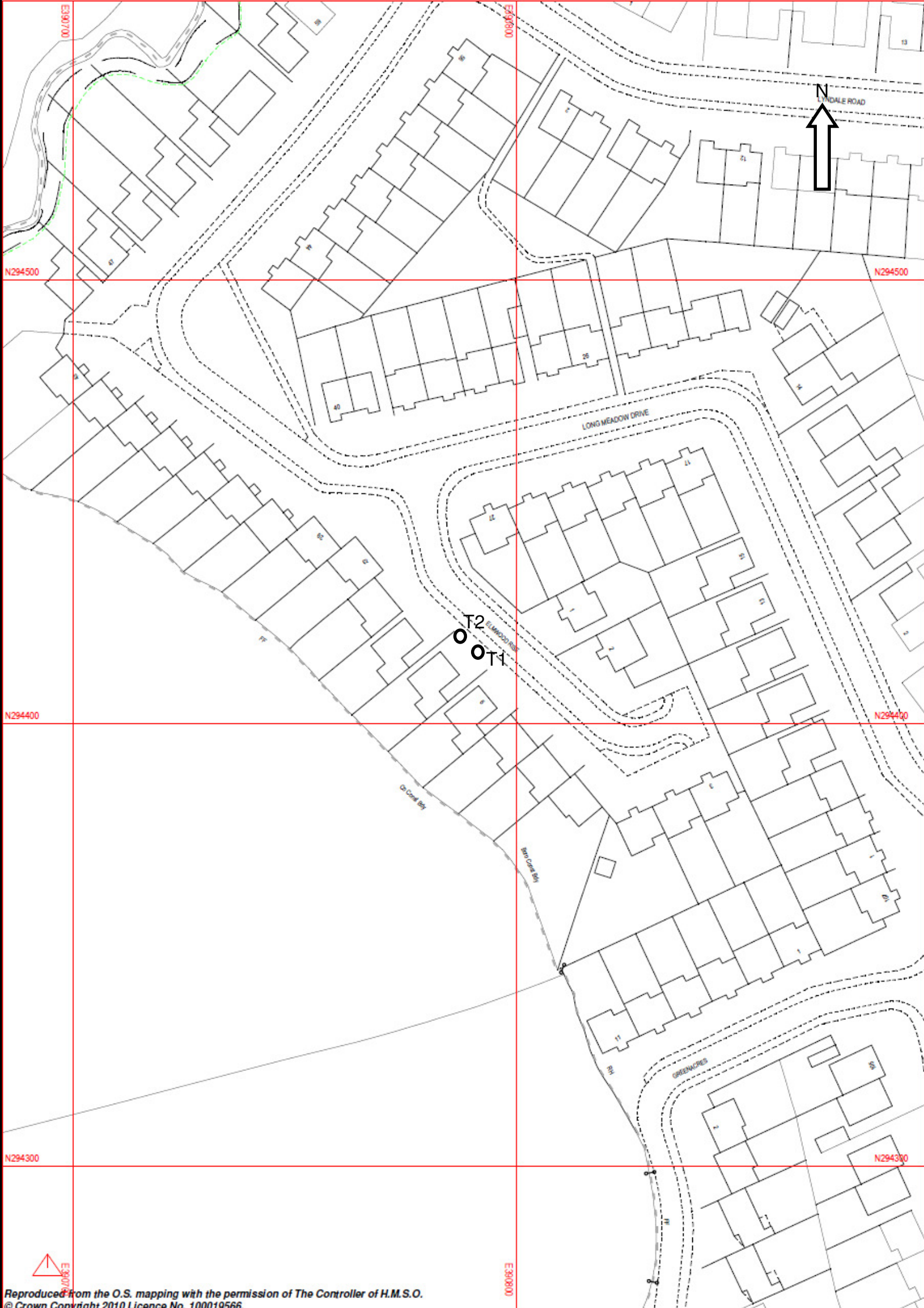
17. On inspection the trees were found to be a significant obstruction to direct sunlight during the early morning and diffuse daylight throughout the day. There was evidence of the roots lifting the driveway, and whilst no disruption was observed damage to the neighbour's driveway is likely in time.
18. Overall it was considered that the problems caused to the applicant, outweigh the amenity value that the trees provide to the area, and it is considered that removal of the trees is appropriate.
19. In order to mitigate the loss of amenity, it is considered that a single, small to medium sized ornamental deciduous tree should be planted in the front garden.

RECOMMENDATION

20. It is recommended that the application is approved subject to the conditions set out below:

Conditions and/or reasons:

1. 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 locations of the replacement tree(s) shall be agreed in writing with the Local Planning authority prior to the felling of the trees to which this application relates.
2. The tree works subject of this consent shall be carried out in accordance with British Standard BS 3998:1989 'Recommendations for Tree work'.
3. The works hereby approved shall be carried out within 12 months of the date of this decision.



SCHEDULE 1

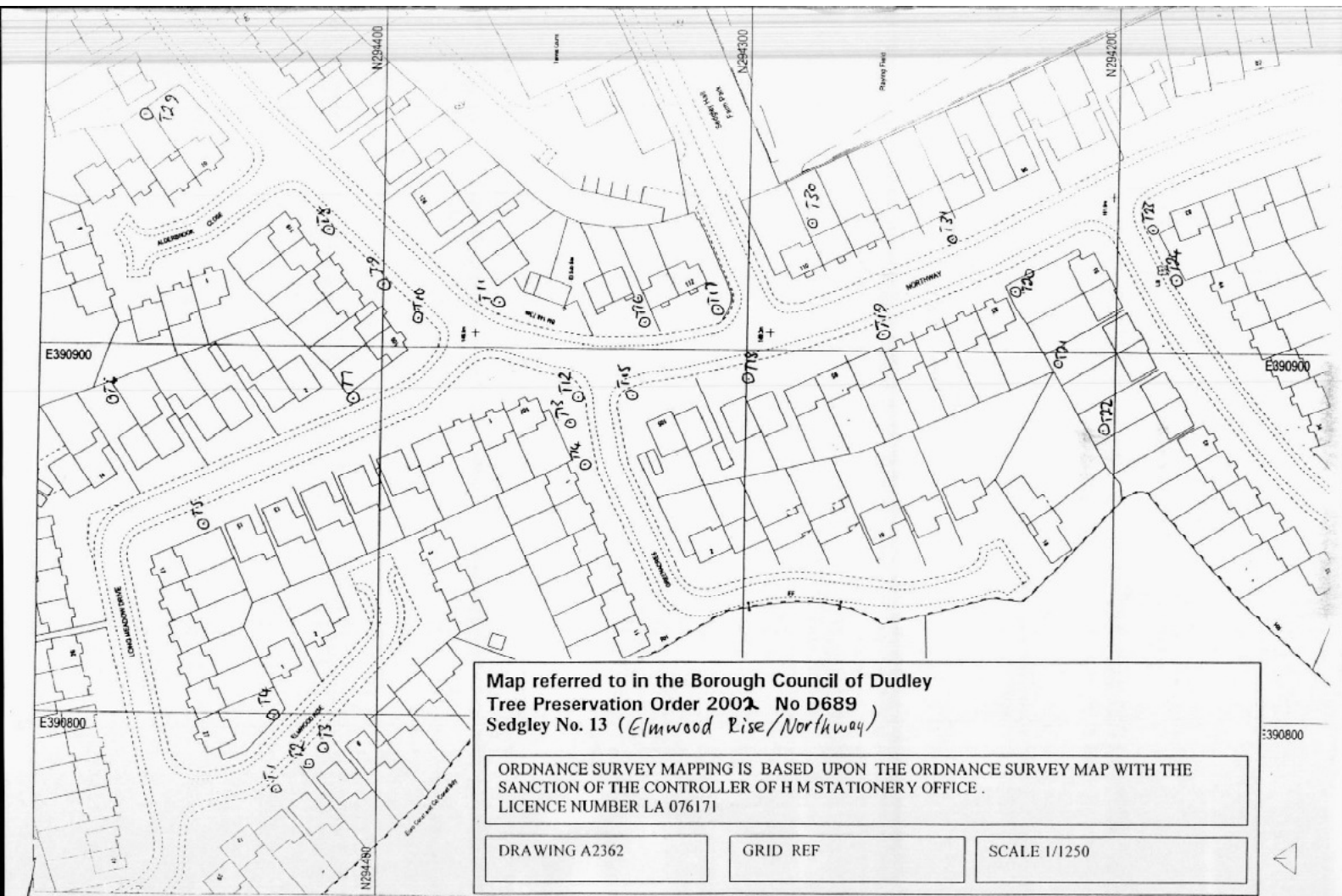
SPECIFICATION OF TREES

Reference on Map	Description	Situation
Trees specified individually		
(Circled in black on the plan)		
T1	Pine	11 Elmwood Rise, Sedgley
T2	Sycamore	10 Elmwood Rise, Sedgley
T3	Sycamore	10 Elmwood Rise, Sedgley
T4	Sycamore	27 Long Meadow Drive, Sedgley
T5	Acer	17 Long Meadow Drive, Sedgley
T6	Sycamore	12 Long Meadow Drive, Sedgley
T7	Lime	109 Northway, Sedgley
T8	Cherry	117 Northway, Sedgley
T9	Cherry	113 Northway, Sedgley
T10	Cherry	109 Northway, Sedgley
T11	Oak	122 Northway, Sedgley
T12	Hawthorn	107 Northway, Sedgley
T13	Silver Birch	107 Northway, Sedgley
T14	Silver Birch	1 Greenacres, Sedgley
T15	Willow	105 Northway, Sedgley
T16	Silver Birch	116 Northway, Sedgley
T17	Cherry	112 Northway, Sedgley
T18	Cherry	99 Northway, Sedgley
T19	Silver Birch	91 Northway, Sedgley
T20	Ash	55 Sunninglade Road, Sedgley
T21	Oak	51 Sunninglade Road, Sedgley
T22	Ash	47 Sunninglade Road, Sedgley
T23	Silver Birch	83 Northway, Sedgley
T24	Cherry	83 Northway, Sedgley
T25	Oak	9 Alderbrook, Sedgley
T26	Silver Birch	108 Northway, Sedgley
T27	Hawthorn	102 Northway, Sedgley

Groups of trees

(Within the broken line on the plan)

None



Trees specified by reference to an area

(Within the dotted line on the plan)

None

Woodlands

(Within the continuous line on the plan)

None