

# PLANNING APPLICATION NUMBER:P10/0256

Type of approval sought	Tree Preservation Order
Ward	KINGSWINFORD SOUTH
Applicant	Mr Michael Thorneycroft
Location:	<b>1A, QUAYLE GROVE, WORDSLEY, STOURBRIDGE, DY8 5NS</b>
Proposal	<b>FELL 1 NO.LIME TREE AND RE-PLANT. TRIM 1 NO.LIME TREE BY 30% AND TRIM 1 NO.HORSE CHESTNUT TREE.</b>
Recommendation Summary:	<b>PART APPROVE &amp; PART REFUSE (SPLIT DEC'N)</b>

## TREE PRESERVATION ORDER No: D380 (1992) T2 & D364 (1992) T23 & T24

### SITE AND SURROUNDINGS

1. The trees subject to this application are two mature limes and a mature horse chestnut. One of the lime trees and the horse chestnut are located in the rear garden of the property, and are visible from over the property and are prominently visible from Cot Lane. The remaining lime tree is located in the front drive of the property and is prominently visible from Quayle Grove

### PROPOSAL

2. Summary of proposals for the works as written on application form is as follows:
  - PART A: Trim lime tree by 30% (Tree 1)
  - PART B: Fell Lime Tree (Tree 2)
  - PART C: Trim Horse Chestnut tree by 30% (Tree 3)
- 3.The trees have been marked on the attached plan.

### HISTORY

4. There have been three previous Tree Preservation Order applications on this site.

Application no	Proposal	Decision	Date
P06/2160	Crown reduce 1 Lime tree	Approved with conditions	20/12/06
89/51847	Removal of lime tree	Approved with conditions	09/05/90
88/52050	Fell one lime and three sycamores reduce height of one lime and thin crowns of two limes	Approved with conditions	06/12/88

## PUBLIC CONSULTATION

5. A letter of support has been received from a neighbouring property. They support the felling as they believe the tree is too close to their property.

## ASSESSMENT

### Tree(s) Appraisal

6.

<i>Tree Structure</i>	<b>Tree 1</b>	<b>Tree 2</b>	<b>Tree 3</b>
TPO No	T2 (D380)	T23 (D364)	T24 (D364)
Species	Lime	Lime	Horse Chestnut
Height (m)	14	14	9
Spread (m)	6	7	5
DBH (mm)	750	700	350
Canopy Architecture	Moderate	Moderate	Moderate / poor
Overall Form	Moderate	Moderate	Poor – suppressed
Age Class <i>Yng / EM / M / OM / V</i>	Mature	Mature	Mature

### *Structural Assessment*

Trunk / Root Collar	Good	Good	Good
Scaffold Limbs	Good	Good	Good
Secondary Branches	Good	Good	Good
% Deadwood	1%	1%	1%

Root Defects	None Evident		None Evident		None Evident	
Root Disturbance	None Evident		None Evident		None Evident	
Other						
Failure Foreseeable Imm / Likely / Possible / No	Whole No	Whole Possibl e	Whole No	Whole Possibl e	Whole No	Whole No

*Vigour Assessment*

Vascular Defects	None Evident		None Evident		None Evident	
Foliage Defects	None Evident		None Evident		None Evident	
Leaf Size	Not In Leaf		Not In Leaf		Not In Leaf	
Foliage Density	Not In Leaf		Not In Leaf		Not In Leaf	
Other						

*Overall  
Assessment*

Structure	Good		Good		Good	
Vigour	Good		Good		Good	
<b>Overall Health</b>	<b>Good</b>		<b>Good</b>		<b>Good</b>	

Other Issues

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

Amenity  
Assessment

Visible	Yes		Yes		Yes	
Prominence	High		Moderate		Moderate / Low	
Part of Wider Feature?	Yes		Yes		Yes	
Characteristic of Area	Yes		Yes		Yes	
<b>Amenity Value</b>	<b>High</b>		<b>Mod / High</b>		<b>Moderate / Low</b>	

Further Assessment

7. The applicant has proposed the fell Tree two as they consider it to be too close to the house. Reasons for the proposals to prune Trees 1 & 3 have not been provided. However following an earlier conversation with the applicant's it is considered that the pruning is required as part of the general maintenance of the trees.
8. The tree to be felled is located in a central position in the rear garden. Being closer to the house than it is to the rear boundary of the property. The main stem of the tree is situated approximately 4.5 – 5 metres from the rear elevation of the house.

9. Due to the size of the tree and its position, the tree is the dominant feature within the rear garden. However as the tree has been pruned at various points throughout its life it has a high crown. As such it is not considered that the location of the tree or the spread of its canopy causes any undue restriction to the use of the garden.
10. As with all lime trees in close proximity to properties there are issues of this tree dropping honey dew during the spring and summer, and the leaf drop in the winter. However such issues can and should be dealt with as part of the routine property maintenance, and as such the tree should not be felled on these grounds.
11. As the tree is set back from the rear property boundary it does not form an integral part of the more formal half avenue of tree that run along the boundary of the neighbouring properties and Cot Lane. As such it is not considered to provide as high an amount of amenity to the area.
12. However the tree is still visible from Cot Lane and provides a quality of depth to the local landscape, especially during the winter. As such it is still considered that this tree provides a useful amount of amenity to the area and as such it should not be felled purely on the grounds that that applicant's feel that it is too close to the house.
13. It is proposed to trim the lime tree (tree 2) in the front drive by 30%. Such a reduction would be too much for the tree, which was pruned by a similar amount in 2006. As the tree has not yet fully re-grown a repeat of such an operation would result in there being little more than a stump left. However it is considered that the removal of the re-growth from the previous pruning points would be acceptable, as this would allow the tree to continue to develop a decent foliage network on the internal branches of the crown, thereby reducing the need for the tree to put out copious growth at the ends of the branches. In time this will serve to improve the canopy development of the crown, whilst maintaining the amenity value of the tree. As such it is recommended that these pruning works are approved.
14. The horse chestnut tree in the rear garden has developed a poor form due to the presence of other larger trees in close proximity. As such it would benefit from some pruning to improve its shape and form. However a 20% reduction and balance, rather than the proposed 30% would be considered appropriate, as this would retain more of the foliage network and allow a better development of new growth. As such it is recommended that a 20% crown reduction is approved.

## CONCLUSION

15. The applicant's have proposed to fell a lime tree, prune another lime and to prune a horse chestnut tree. The trees are all publicly visible and provide varying degrees of public amenity.
16. It is recommended that the felling of the lime tree (tree 2) is refused as the tree provides a useful amount of amenity to the area, by virtue of the direct views of the trees and by its general addition to the depth of the tree landscape in the area. The reasons put forward by the applicant to support the felling do not sufficiently outweigh the amenity that the tree provides to the area.
17. The proposed pruning of the lime tree (tree 1) in the front drive is considered too harsh. However it is considered that the removal of the re-growth from the ends of the branches would benefit the long term foliage development of the tree. As such it is recommended that this work is approved rather than the proposed 30% trim.
18. Similarly the 30% trim that is proposed to the horse chestnut tree (Tree 3) in the rear is also too considered to aggressive. This tree has been suppressed by other large trees and would benefit from pruning. However a 20% reduction would serve the tree and the amenity it provides better as it would allow the tree to develop and improved canopy following the pruning.
19. Overall it is recommended that the pruning works to Tree 1 and Tree 3 are approved subject to amended work specifications and that the felling of Tree 2 is refused.

## RECOMMENDATION

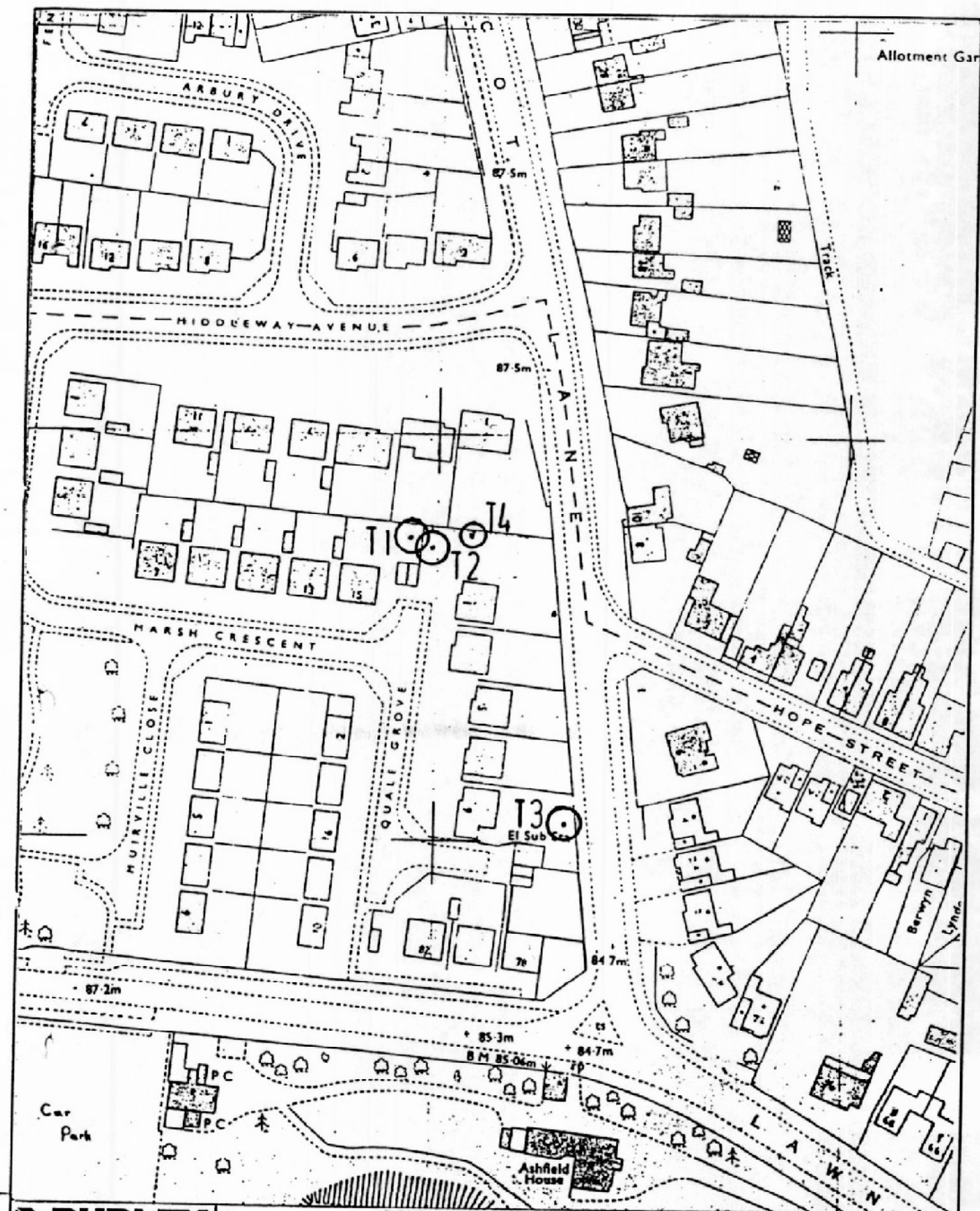
20. It is recommended that **PART B** of the application is refused for the reasons set out below:

Conditions and/or reasons:

1. Notwithstanding any of the details on the submitted application forms, the works hereby approved are as follows: -  
Schedule:  
T1– Lime – Remove re-growth from the end points of the scaffold limbs. The re-growth and epicormic growth within the crown is to remain intact. All works are to leave a healthy and well balanced crown.  
T3 – Horse Chestnut – Crown reduce by no more than 20%. All works are to leave a healthy and well balanced crown.

2. The tree works subject of this consent shall be carried out in accordance with British Standard BS 3998:1989 'Recommendations for Treework'.
3. The works hereby approved shall be carried out within 12 months of the date of this decision. The Lime tree subject to the proposal for felling provides a moderate to high amount of amenity to the surrounding area and users of Quayle Grove and Cot Lane. 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.





**DUDLEY**  
Metropolitan Borough  
ORDNANCE SURVEY  
MAPPING IS BASED UPON  
THE ORDNANCE SURVEY  
MAP WITH THE SANCTION  
OF THE CONTROLLER OF  
H.M. STATIONERY OFFICE.  
LICENCE NUMBER LA  
078171

Map referred to in  
the Borough Council of Dudley  
**Quayle Grove,  
Wordsley**

*Tree Preservation Order 1991*

grid ref:

**886 873**

scale:

**1:1250**

diag no.:

**A/2135**



# SCHEDULE OF TREES.

<u>No.</u>	<u>Description</u>	<u>Location</u>
T1	Mountain Ash	1, Marsh Crescent, Wordsley.
T2	Sycamore	1, Marsh Crescent, Wordsley.
T3	Oak	11, Middleway Avenue, Wordsley.
T4	Oak	11, Middleway Avenue, Wordsley.
T5	Beech	5, Marsh Crescent, Wordsley.
T6	Red Maple	5, Marsh Crescent, Wordsley.
T7	Oak	5, Marsh Crescent, Wordsley.
T8	Mountain Ash	7, Marsh Crescent, Wordsley.
T9	Mountain Ash	15, Marsh Crescent, Wordsley.
T10	Oak	2, Quayle Grove, Wordsley.
T11	Birch	7, Middleway Avenue, Wordsley.
T12	Lime	5, Middleway Avenue, Wordsley.
T13	Lime	3, Middleway Avenue, Wordsley.
T14	Lime	1, Middleway Avenue, Wordsley.
T15	Horse chestnut	1, Middleway Avenue, Wordsley.
T16	Lime	1, Middleway Avenue, Wordsley.
T17	Lime	1, Middleway Avenue, Wordsley.
T18	Lime	1, Middleway Avenue, Wordsley.
T19	Lime	1, Middleway Avenue, Wordsley.
T20	Lime	1, Middleway Avenue, Wordsley.
T21	Horse chestnut	1, Middleway Avenue, Wordsley.
T22	Lime	1, Quayle Grove, Wordsley.
T23	Lime	1, Quayle Grove, Wordsley.
T24	Lime	1, Quayle Grove, Wordsley.
T25	Lime	1, Quayle Grove, Wordsley.
T26	Horse chestnut	3, Quayle Grove, Wordsley.
T27	Lime	7, Quayle Grove, Wordsley.
T28	Lime	9, Quayle Grove, Wordsley.
T29	Lime	9, Quayle Grove, Wordsley.
T30	Lime	78, Lawnswood Road, Wordsley.
T31	Lime	78, Lawnswood Road, Wordsley.
T32	Lime	78, Lawnswood Road, Wordsley.
T33	Birch	6, Quayle Grove, Wordsley.
T34	False Acacia	2, Cot Lane, Wordsley.
T35	Lime	72, Lawnswood Road, Wordsley.
T36	Lime	68, Lawnswood Road, Wordsley.
T37	Lime	68, Lawnswood Road, Wordsley.
T38	Lime	68, Lawnswood Road, Wordsley.
T39	Pine	66, Lawnswood Road, Wordsley.
T40	Pine	66, Lawnswood Road, Wordsley.
T41	Pine	"Woodlands", Barnett Lane, Wordsley.
T42	Pine	"Woodlands", Barnett Lane, Wordsley.
T43	Beech	"Woodlands", Barnett Lane, Wordsley.

T44	Lime	9, Muirville Close, Wordsley.
T45	Lime	9, Muirville Close, Wordsley.
T46	Horse chestnut	9, Muirville Close, Wordsley.
T47	Lime	9, Muirville Close, Wordsley.
T48	Chestnut spp	9, Muirville Close, Wordsley.
T49	Lime	9, Muirville Close, Wordsley.
T50	Holly	28, Quorn Crescent, Wordsley.
T51	Holly	28, Quorn Crescent, Wordsley.
T52	Holly	28, Quorn Crescent, Wordsley.
T53	Cypress	26, Quorn Crescent, Wordsley.
T54	Cypress	

#### Groups

G1	5 Cypress, 4 Limes	6, Cot Lane, Wordsley.
G2	3 Cypress	6, Cot Lane, Wordsley.

FIRST SCHEDULE

BOROUGH OF DUDLEY  
(QUAYLE GROVE, WORDSLEY)  
TREE PRESERVATION ORDER 1992

SCHEDULE OF TREES

<u>No.</u>	<u>Description</u>	<u>Location</u>
T1	Lime	15 Marsh Crescent, Wordsley.
T2	Lime	1 Quayle Grove, Wordsley.
T3	Horse-Chestnut	9 Quayle Grove, Wordsley.
T4	Mountain Ash in Variety.	1 Quayle Grove, Wordsley.