

PLANNING APPLICATION NUMBER:P12/0299

Type of approval sought	Tree Preservation Order
Ward	St. James's
Applicant	Miss Hayley Shortman, Centrick Property
Location:	CAR PARK AREA REAR OF, METROPOLITAN LOFTS, PARSONS STREET, DUDLEY, DY1 1JE
Proposal	FELL 1 LIME TREE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The tree subject to this application is a mature Lime tree that is located in the car park of the Metropolitan Lofts apartment building on Parsons Street, Dudley. The car park is enclosed on all four sides by buildings and only the very tips of the tree are visible from any area of public vantage. It is considered that the tree provides a low 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 Lime tree.
3. The trees have been marked on the attached plan.

HISTORY

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

Application No	Proposal	Decision	Date
P05/2582	Prune 1 Lime Tree, 3 Sycamore trees and fell hawthorn	Approved with conditions	27/01/2006

PUBLIC CONSULTATION

5. No public representations have been received

ASSESSMENT

Tree(s) Appraisal

<i>Tree Structure</i>	Tree 1
Species	Lime
Height (m)	10
Spread (m)	6
DBH (mm)	400
Canopy Architecture	Moderate
Overall Form	Good
Age Class <i>Yng / EM / M / OM / V</i>	Mature

Structural Assessment

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

Vigour Assessment

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

Overall Assessment

Structure	Moderate / Good
Vigour	Good
Overall Health	Good / Moderate

Other Issues

Light Obstruction	No
Physical Damage	None Evident
Surface Disruption	None Evident
Debris	Yes

Amenity Assessment

Visible	Minimal public visibility
Prominence	Very low
Part of Wider Feature?	No
Characteristic of Area	No
Amenity Value	Low

6. The applicant has proposed to fell the tree as it had dropped branches on a car that was parked underneath and the general debris that falls from the tree.
7. On inspection the tree was found to be in a reasonable condition. It was noted that some of the branches were getting slightly leggy and there was some deadwood throughout the crown. However it is not considered that the tree is in a structurally poor condition. As such whilst some pruning may be appropriate in order to maintain the tree in a good condition, it is not considered that the felling of the tree is justified on the grounds of the condition of the tree.
8. The reasons that the applicant have put forward for the removal of the tree would not normally be considered sufficient for the felling of a tree that provides a good amount of amenity to the surrounding area. However government guidance states that where a tree provides little in the way of public amenity, the justification required to fell the tree should be similarly reduced.
9. Given that the tree can only be partially seen from any area of public vantage, it is considered that the tree provides a low amount of amenity to the surrounding area. Given the low amount of amenity it is considered that, on balance, the impact on the amenity of the area that would result from the felling would not be sufficient to warrant the refusal of the application.

CONCLUSION

10. The applicant has proposed to fell the tree following a previous branch failure that fell on a car, and due to the general debris that falls from the tree. On inspection the tree was found to be in a reasonable condition, and no major defects were identified that would warrant the felling of the tree.
11. Normally the reasons put forward for the application would not be considered sufficient to warrant the felling of the tree. However as the tree has a low amenity value, the impact of its removal on the amenity of the area would be minimal and as such it is considered that it would be contrary to government guidance to refuse the application.

RECOMMENDATION

12. It is recommended that application is approved subject to the stated conditions.

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 trees 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 3998:2010 'Recommendations for Treework'.

FIRST SCHEDULE

Trees Specified Individually

No. on Map	Description	Location
T1	Lime	Land off
T2	Hawthorn	Wolverhampton St
T3	Sycamore	Dudley
T4	Sycamore	
T5	Sycamore	

Areas of Trees

None

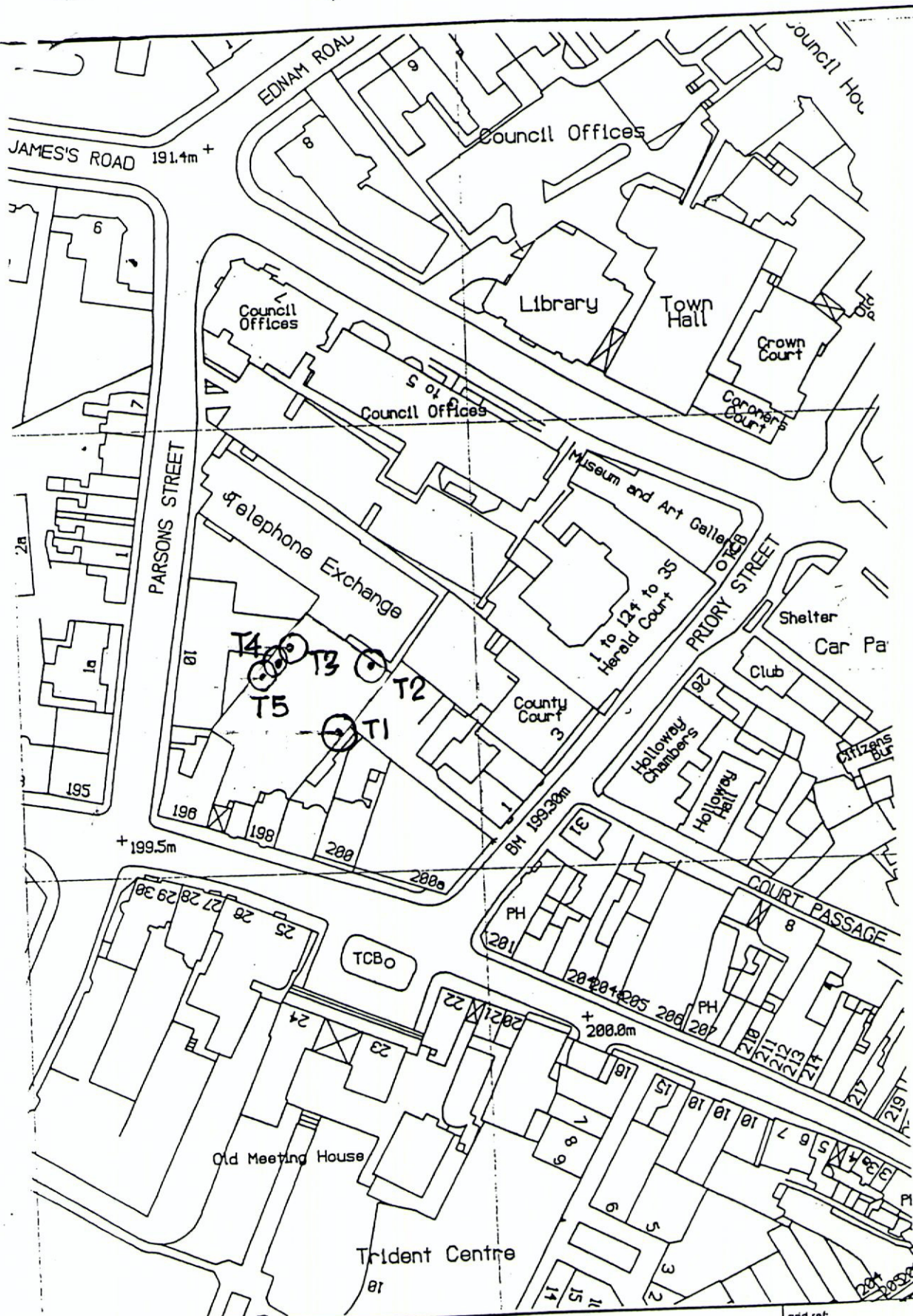
Groups of Trees

None

Woodlands

None

Ref. No. D.536



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
076171

Map referred to in
the Borough Council of Dudley
**WOLVERHAMPTON STREET,
DUDLEY,**
(D.536)

Tree Preservation Order 1998

grid ref:
903945

scale:
1:1250

drg no.:
A:2289