

PLANNING APPLICATION NUMBER:P12/0416

Type of approval sought	Tree Preservation Order
Ward	Pedmore & Stourbridge East
Applicant	Mr M. Smith
Location:	24, STUARTS GREEN, PEDMORE, STOURBRIDGE, DY9 0XR
Proposal	FELL 1 SCOTS PINE TREE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

TREE PRESERVATION ORDER NO: D657 (2002) – T184

SITE AND SURROUNDINGS

1. The tree subject to this application is an early mature Pine tree that is located in the front garden of 24 Stuarts Green, Pedmore. The tree is prominent in the street scene and 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 Pine tree.
3. The tree has been marked on the attached plan.

HISTORY

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

PUBLIC CONSULTATION

5. No representations have been received.

ASSESSMENTTree(s) Appraisal

<i>Tree Structure</i>	Tree 1
Species	Pine
Height (m)	13
Spread (m)	5
DBH (mm)	300
Canopy Architecture	Moderate - Leader removed a number of years ago
Overall Form	Good
Age Class <i>Yng / EM / M / OM / V</i>	Early Mature

Structural Assessment

Trunk / Root Collar	Good	
Scaffold Limbs	Moderate - leader removed and now whorl of branches below is growing vertically - not sustainable	
Secondary Branches	Good	
% Deadwood	3%	
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	Good
Foliage Density	Good
Other	

Overall Assessment

Structure	Moderate (poor in future)
Vigour	Good
Overall Health	Good / Moderate

Other Issues

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

Amenity Assessment

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

Further Assessment

6. The tree subject to this application is a Pine tree that is located in the front garden of 24, Stuarts Green. The tree is prominent in the street scene and provides a moderate amount of amenity to the surrounding area.
7. The applicants have proposed to fell the tree as they have concerns over its safety; the potential for structural damage; and the general overbearing impact that the tree has on the adjacent properties.
8. On inspection the tree was found to be in a reasonable condition. However, it was noted that the leader of the tree has been removed a number of years ago, which has resulted in the lower whorl of branches growing vertically.
9. Whilst this is not currently a major issue, as the branches are relatively small; as the tree grows and the size of these branches increase there will be an increased chance of limb failure.
10. Other than the issues relating to the removal of the leading stem, there were no other defects identifiable. As such, whilst the tree is not considered to pose any imminent hazard, it is considered that it may be appropriate to fell and replant the tree now, rather than waiting till the issues with the re-growth of the apical branches becomes a significant issue.
11. It is accepted that the tree does have an overbearing impact on the front of the property. The tree is set directly in front of the main living room window and as the next door property is set forward, the presence of the tree and the building combine to reduce the outlook from the front window. It is also considered that if the tree were allowed to grow to full size, then there would be significant overbearing issues on both the applicant's and their neighbour's properties.
12. No supporting information was submitted to demonstrate that the trees either are, or are likely to cause any damage to the adjacent properties due to its proximity. As such it is not considered that the felling of the tree should be permitted on these grounds.

13. Overall, it is considered that the tree subject to this application, whilst providing a good amount of amenity to the local area, have a detrimental overbearing impact on the applicant's property. Also whilst not significant at the moment, if the tree is to remain, the chances of limb failure from the whorl of branches that has now developed into the leading limbs will increase.
14. Given the combination of the above issues it is considered that, on balance, it would be appropriate to fell the tree and plant a replacement tree.

CONCLUSION

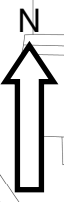
15. The applicant has proposed to fell the tree as they have concerns over the safety of the tree; concerns over the proximity of the tree to the property and concerns about the general overbearing impact of the tree.
16. Overall it is considered that the given the overbearing impact of the tree and the future hazard that will result from the removal of the original leading limb, the tree should be removed and a more appropriate replacement tree planted.

RECOMMENDATION

17. 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'.



El
Sub
Sta

Path (um)

T1
O

STUARTS GREEN



Map referred to in the Borough Council of Dudley
No. Preservation Order 2001 No D657
The Dudley Drive, Redmore (2)

ORDNANCE SURVEY MAP IS BASED UPON THE ORDNANCE SURVEY MAP WITH THE
SECTION OF THE CONTROLLER OF HM STATIONERY OFFICE.
GEN NUMBER LA 076171

GRID REF

SCALE 1/1250



SCHEDULE 1

SPECIFICATION OF TREES

Reference on Map	Description	Situation
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Trees specified individually

(Circled in black on the plan)

T1	Beech	7a Redlake Road, Pedmore
T2	Beech	7a Redlake Road, Pedmore
T3	Hawthorn	7a Redlake Road, Pedmore
T4	Lime	2 Redlake Drive, Pedmore
T5	Beech	4 Redlake Drive, Pedmore
T6	Birch	4 Redlake Drive, Pedmore
T7	Yew	6 Redlake Drive, Pedmore
T8	Sycamore	6 Redlake Drive, Pedmore
T9	Acer	6 Redlake Drive, Pedmore
T10	Birch	6 Redlake Drive, Pedmore
T11	Birch	6 Redlake Drive, Pedmore
T12	Birch	6 Redlake Drive, Pedmore
T13	Birch	6 Redlake Drive, Pedmore
T14	Yew	6 Redlake Drive, Pedmore
T15	Scots Pine	3 Polo Fields, Pedmore
T16	Pine	4 Polo Fields, Pedmore
T17	Pine	4 Polo Fields, Pedmore
T18	Cherry	4 Polo Fields, Pedmore
T19	Cherry	2 Polo Fields, Pedmore
T20	Sycamore	17 Redlake Drive, Pedmore
T21	Beech	17 Redlake Drive, Pedmore
T22	Beech	17 Redlake Drive, Pedmore
T23	Cedar	14/16 Redlake Drive, Pedmore
T24	Yew	20 Redlake Drive, Pedmore
T25	Yew	20 Redlake Drive, Pedmore
T26	Birch	22 Redlake Drive, Pedmore
T27	Birch	22 Redlake Drive, Pedmore
T28	Birch	22 Redlake Drive, Pedmore
T29	Birch	22 Redlake Drive, Pedmore
T30	Birch	22 Redlake Drive, Pedmore
T31	Birch	22 Redlake Drive, Pedmore
T32	Birch	24 Redlake Drive, Pedmore
T33	Birch	24 Redlake Drive, Pedmore
T34	Willow	26 Redlake Drive, Pedmore
T35	Beech	21 Redlake Drive, Pedmore
T36	Beech	23 Redlake Drive, Pedmore
T37	Pine	23 Redlake Drive, Pedmore
T38	Beech	23 Redlake Drive, Pedmore
T39	Beech	25 Redlake Drive, Pedmore
T40	Birch	28 Redlake Drive, Pedmore
T41	Birch	28 Redlake Drive, Pedmore
T42	Birch	28 Redlake Drive, Pedmore
T43	Holly	29 Redlake Drive, Pedmore
T44	Birch	31 Redlake Drive, Pedmore

T45	Pine	33 Redlake Drive, Pedmore
T46	Birch	33 Redlake Drive, Pedmore
T47	Scots Pine	35 Redlake Drive, Pedmore
T48	Pine	30 Redlake Drive, Pedmore
T49	Beech	30 Redlake Drive, Pedmore
T50	Birch	34 Redlake Drive, Pedmore
T51	Cedar	34 Redlake Drive, Pedmore
T52	Beech	34 Redlake Drive, Pedmore
T53	Pine	36 Redlake Drive, Pedmore
T54	Acer	36 Redlake Drive, Pedmore
T55	Ash	36 Redlake Drive, Pedmore
T56	Birch	36 Redlake Drive, Pedmore
T57	Birch	36 Redlake Drive, Pedmore
T58	Acer	36 Redlake Drive, Pedmore
T59	Beech	36 Redlake Drive, Pedmore
T60	Pine	36 Redlake Drive, Pedmore
T61	Yew	2 Trehernes Drive, Pedmore
T62	Cedar	2 Trehernes Drive, Pedmore
T63	Birch	4 Trehernes Drive, Pedmore
T64	Birch	4 Trehernes Drive, Pedmore
T65	Birch	4 Trehernes Drive, Pedmore
T66	Acer	4 Trehernes Drive, Pedmore
T67	Pine	4 Trehernes Drive, Pedmore
T68	Lime	6 Trehernes Drive, Pedmore
T69	Birch	6 Trehernes Drive, Pedmore
T70	Birch	6 Trehernes Drive, Pedmore
T71	Birch	6 Trehernes Drive, Pedmore
T72	Pine	6 Trehernes Drive, Pedmore
T73	Pine	10 Trehernes Drive, Pedmore
T74	Cedar	10 Trehernes Drive, Pedmore
T75	Acer	17 Trehernes Drive, Pedmore
T76	Birch	17 Trehernes Drive, Pedmore
T77	Birch	17 Trehernes Drive, Pedmore
T78	Beech	17 Trehernes Drive, Pedmore
T79	Cherry	15 Trehernes Drive, Pedmore
T80	Willow	7 Trehernes Drive, Pedmore
T81	Pine	7 Trehernes Drive, Pedmore
T82	Birch	5 Trehernes Drive, Pedmore
T83	Birch	5 Trehernes Drive, Pedmore
T84	Acer	5 Trehernes Drive, Pedmore
T85	Willow	117 Worcester Lane, Pedmore
T86	Acer	3 Trehernes Drive, Pedmore
T87	Acer	3 Trehernes Drive, Pedmore
T88	Acer	3 Trehernes Drive, Pedmore
T89	Ash	1 Trehernes Drive, Pedmore
T90	Pine	38 Redlake Drive, Pedmore
T91	Beech	38 Redlake Drive, Pedmore
T92	Cedar	40 Redlake Drive, Pedmore
T93	Cedar	40 Redlake Drive, Pedmore
T94	Cedar	40 Redlake Drive, Pedmore
T95	Holly	42 Redlake Drive, Pedmore
T96	Cedar	42 Redlake Drive, Pedmore
T97	Birch	44 Redlake Drive, Pedmore
T98	Birch	44 Redlake Drive, Pedmore

T99	Birch	44 Redlake Drive, Pedmore
T100	Birch	44 Redlake Drive, Pedmore
T101	Birch	44 Redlake Drive, Pedmore
T102	Birch	44 Redlake Drive, Pedmore
T103	Birch	44 Redlake Drive, Pedmore
T104	Birch	44 Redlake Drive, Pedmore
T105	Birch	44 Redlake Drive, Pedmore
T106	Beech	44 Redlake Drive, Pedmore
T107	Beech	44 Redlake Drive, Pedmore
T108	Birch	44 Redlake Drive, Pedmore
T109	Acer	44 Redlake Drive, Pedmore
T110	Birch	44 Redlake Drive, Pedmore
T111	Birch	44 Redlake Drive, Pedmore
T112	Birch	44 Redlake Drive, Pedmore
T113	Birch	44 Redlake Drive, Pedmore
T114	Birch	1 Wigorn Lane, Pedmore
T115	Birch	1 Wigorn Lane, Pedmore
T116	Birch	1 Wigorn Lane, Pedmore
T117	Birch	1 Wigorn Lane, Pedmore
T118	Pine	37 Redlake Drive, Pedmore
T119	Scots Pine	35 Redlake Drive, Pedmore
T120	Birch	37 Redlake Drive, Pedmore
T121	Birch	37 Redlake Drive, Pedmore
T122	Birch	39 Redlake Drive, Pedmore
T123	Sycamore	39 Redlake Drive, Pedmore
T124	Sycamore	39 Redlake Drive, Pedmore
T125	Pine	41 Redlake Drive, Pedmore
T126	Birch	46 Redlake Drive, Pedmore
T127	Pine	46 Redlake Drive, Pedmore
T128	Pine	46 Redlake Drive, Pedmore
T129	Cedar	48 Redlake Drive, Pedmore
T130	Pine	43 Redlake Drive, Pedmore
T131	Birch	43 Redlake Drive, Pedmore
T132	Birch	43 Redlake Drive, Pedmore
T133	Birch	43 Redlake Drive, Pedmore
T134	Birch	10 Roberts Lane, Pedmore
T135	Birch	8 Roberts Lane, Pedmore
T136	Birch	8 Roberts Lane, Pedmore
T137	Birch	8 Roberts Lane, Pedmore
T138	Birch	5 Roberts Lane, Pedmore
T139	Birch	5 Roberts Lane, Pedmore
T140	Acer	4 Roberts Lane, Pedmore
T141	Pine	1 Roberts Lane, Pedmore
T142	Birch	1 Roberts Lane, Pedmore
T143	Scots Pine	1 Roberts Lane, Pedmore
T144	Willow	48 Redlake Drive, Pedmore
T145	Oak	52 Redlake Drive, Pedmore
T146	Cedar	49 Redlake Drive, Pedmore
T147	Acer	52 Redlake Drive, Pedmore
T148	Birch	52 Redlake Drive, Pedmore
T149	Birch	52 Redlake Drive, Pedmore
T150	Beech	54 Redlake Drive, Pedmore
T151	Cedar	54 Redlake Drive, Pedmore
T152	Birch	57 Redlake Drive, Pedmore

T153	Acer	58 Redlake Drive, Pedmore
T154	Pine	58 Redlake Drive, Pedmore
T155	Cedar	58 Redlake Drive, Pedmore
T157	Holly	2 Iron Bridge Walk, Pedmore
T158	Birch	4 Iron Bridge Walk, Pedmore
T159	Hornbeam	4 Iron Bridge Walk, Pedmore
T160	Acer	4 Iron Bridge Walk, Pedmore
T161	Acer	4 Iron Bridge Walk, Pedmore
T162	Oak	4 Iron Bridge Walk, Pedmore
T163	Pine	4 Iron Bridge Walk, Pedmore
T164	Birch	6 Iron Bridge Walk, Pedmore
T165	Sycamore	6 Iron Bridge Walk, Pedmore
T166	Birch	8 Iron Bridge Walk, Pedmore
T167	Birch	12 Iron Bridge Walk, Pedmore
T168	Acer	2 Wigorn Lane, Pedmore
T169	Oak	2 Wigorn Lane, Pedmore
T170	Birch	18 Iron Bridge Walk, Pedmore
T171	Birch	18 Iron Bridge Walk, Pedmore
T172	Eucalyptus	18 Iron Bridge Walk, Pedmore
T173	Pine	18 Iron Bridge Walk, Pedmore
T174	Birch	3 Iron Bridge Walk, Pedmore
T175	Acer	1 Iron Bridge Walk, Pedmore
T176	Cedar	63 Redlake Drive, Pedmore
T177	Pine	67 Redlake Drive, Pedmore
T178	Pine	1 Stuarts Green, Pedmore
T179	Hornbeam	3 Stuarts Green, Pedmore
T180	Pine	6 Stuarts Green, Pedmore
T181	Whitebeam	5 Stuarts Green, Pedmore
T182	Cherry	15 Stuarts Green, Pedmore
T183	Pine	16 Stuarts Green, Pedmore
T184	Pine	22 Stuarts Green, Pedmore
T185	Acer	24 Stuarts Green, Pedmore
T186	Birch	30 Stuarts Green, Pedmore
T187	Birch	49 Stuarts Green, Pedmore
T188	Pine	47 Stuarts Green, Pedmore
T189	Birch	45 Stuarts Green, Pedmore
T190	Whitebeam	43 Stuarts Green, Pedmore
T191	Ash	39 Stuarts Green, Pedmore
T192	Cherry	39 Stuarts Green, Pedmore
T193	Whitebeam	31 Stuarts Green, Pedmore
T194	Birch	29 Stuarts Green, Pedmore
T195	Cherry	27 Stuarts Green, Pedmore
T196	Pine	73 Redlake Drive, Pedmore
T197	Cedar	75 Redlake Drive, Pedmore
T198	Birch	74 Redlake Drive, Pedmore
T199	Pine	76 Redlake Drive, Pedmore
T200	Acer	77 Redlake Drive, Pedmore
		The Shellings, Worcester
		Lane, Pedmore
T201	Acer	The Shellings, Worcester
		Lane, Pedmore
T202	Acer	The Shellings, Worcester
		Lane, Pedmore
T203	Birch	The Shellings, Worcester
		Lane, Pedmore

T204	Birch	The Shellings, Worcester Lane, Pedmore
T205	Cedar	The Shellings, Worcester Lane, Pedmore
T206	Birch	9 Roberts Lane, Pedmore
T207	Beech	7 Roberts Lane, Pedmore
T208	Pine	5 Roberts Lane, Pedmore
T209	Beech	83 Redlake Drive, Pedmore
T210	Beech	32 Bromwich Lane, Pedmore
T211	Beech	32 Bromwich Lane, Pedmore
T212	Pine	30 Bromwich Lane, Pedmore
T213	Cedar	30 Bromwich Lane, Pedmore
T214	Robinia	30 Bromwich Lane, Pedmore
T215	Beech	30 Bromwich Lane, Pedmore
T216	Beech	30 Bromwich Lane, Pedmore
T217	Beech	30 Bromwich Lane, Pedmore
T218	Beech	30 Bromwich Lane, Pedmore
T219	Beech	28 Bromwich Lane, Pedmore
T220	Cedar	24 Bromwich Lane, Pedmore
T221	Robinia	24 Bromwich Lane, Pedmore
T222	Acer	24 Bromwich Lane, Pedmore
T223	Acer	22 Bromwich Lane, Pedmore
T224	Acer	22 Bromwich Lane, Pedmore
T225	Hawthorn	20 Bromwich Lane, Pedmore
T226	Cherry	22 Bromwich Lane, Pedmore
T227	Hazel	22 Bromwich Lane, Pedmore
T228	Cherry	22 Bromwich Lane, Pedmore
T229	Oak	16 Bromwich Lane, Pedmore
T230	Oak	16 Bromwich Lane, Pedmore
T231	Lime	The Lodge, Bromwich Lane, Pedmore
T232	Monkey Puzzle	Land west of 10-6, Bromwich Lane, Pedmore
T233	Beech	The Lodge, Bromwich Lane, Pedmore

Groups of trees

(Within the broken black line on the plan)

G1	Group of Beech trees	20 Redlake Drive, Pedmore
G2	Group of 4 Birches	36 Redlake Drive, Pedmore
G3	Group of Beech trees	37 Redlake Drive, Pedmore
G4	Group of Beech trees	9 Roberts Lane, Pedmore
G5	Group of Beech trees	3 Roberts Lane, Pedmore
G6	Group of Beech trees	47 Redlake Drive, Pedmore

G7	Group of Beech trees	52 Redlake Drive, Pedmore
G8	Group of Beech trees	75 Redlake Drive, Pedmore
G9	Group of Beech trees	83 Redlake Drive, Pedmore
G10	Group of 6 Lime trees	30 Bromwich Lane, Pedmore

Trees specified by reference to an area

None

Woodlands

None