

PLANNING APPLICATION NUMBER:P12/0438

Type of approval sought	Tree Preservation Order
Ward	Norton
Applicant	Mr Peter Cook
Location:	FAIRFIELD HOUSE, QUARRY PARK ROAD, STOURBRIDGE, DY8 2RE
Proposal	RE-ESTABLISH A BEECH BOUNDARY HEDGE INVOLVING REMOVING TO STUMP LEVEL ON UP TO 15 FIR TREES . CUT DOWN 10 BEECH TREES/HEDGE TO A HEIGHT OF 8-10 FEET. POLLARD 1 ROBINIA TREE. REMOVE TO STUMP LEVEL ON FURTHER 2 FIR TREES
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

TREE PRESERVATION ORDER NO: TPO 652 (2001) – A35

SITE AND SURROUNDINGS

- 1.The trees subject to this application are 15 Cypress conifer trees that form part of a boundary feature along with 10 small beech trees, two cypress trees that are not part of the boundary feature and a robinia tree.
- 2.The trees are located in the rear garden of Fairfield house, with only one of the cypresses and the robinia tree being visible from any area of public vantage. Overall given the limited visibility of all of the trees it is considered that they only provide a low amount of amenity to the surrounding area.

PROPOSAL

3. Summary of proposals for the works as written on application form is as follows:
 - Fell 15 cypress trees that form part of a boundary feature.
 - Reduce the height of 10 small beech trees to 8-10 feet.
 - Fell 2 Cypress trees
 - Re-pollard 1 Robinia tree.
4. The trees have been marked on the attached plan.

HISTORY

6. There have been two previous Tree Preservation Order applications on this site.

Application No.	Proposal	Decision	Date
P03/2313	Fell 10 Leylandii trees	Approved	22/01/2004
P07/0300	Fell 6 fir trees, fell 1 beech tree and pollard 2 beech trees	Approved	18/04/2007

PUBLIC CONSULTATION

7. At the time of writing no public representations have been received.

ASSESSMENT

Tree(s) Appraisal

<i>Tree Structure</i>	Group 1	Group 2
Species	Cypress x 15	Beech x 10
Height (m)	4 – 8	3 – 6
Spread (m)	1.5	1.5
DBH (mm)	~ 150mm	~ 100mm
Canopy Architecture	Moderate	Moderate
Overall Form	Moderate	Moderate
Age Class <i>Yng / EM / M / OM / V</i>	Mature	Mature

Structural Assessment

Trunk / Root Collar	Good	Good
Scaffold Limbs	Good	Good
Secondary Branches	Moderate	Good
% Deadwood	1%	5%
Root Defects	None Evident	None Evident
Root Disturbance	None Evident	None Evident
Other		
Failure Foreseeable	Whole	Part

Imm / Likely / Possible / No	No	No	No	No
---------------------------------	----	----	----	----

Vigour Assessment

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

*Overall
Assessment*

Structure	Good	Good
Vigour	Good	Good
Overall Health	Good	Good

Other Issues

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

Amenity
Assessment

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

<i>Tree Structure</i>	Tree 3	Tree 4	Tree 5
Species	Cypress	Cypress	Robinia
Height (m)	8	7	7
Spread (m)	2	4	5
DBH (mm)	3 x 150	150	180
Canopy Architecture	Moderate / poor	Good	Moderate
Overall Form	Moderate	Moderate	Moderate
Age Class <i>Yng / EM / M / OM / V</i>	Mature	Mature	Mature

*Structural
Assessment*

Trunk / Root Collar	Good	Good	Good
Scaffold Limbs	Moderate	Good	Moderate / Poor

						- previous pollard
Secondary Branches	Moderate		Good		Moderate	
% Deadwood	1%		1%		15%	
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	Part No	Whole No	Part No	Whole No	Part Likely

Vigour Assessment

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

Overall

Assessment

Structure	Good		Good		Moderate	
Vigour	Good		Good		Moderate	
Overall Health	Good		Good		Moderate	

Other Issues

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

Amenity

Assessment

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

Further Assessment

8. The applicant has proposed to fell 15 cypress trees and prune 10 small beech trees with a view to restoring the original beech hedge to a better condition. They have also proposed to fell two other cypress trees and to re-pollard a robinia tree in order to reduce the amount of light obstruction from the house.
9. The works to restore the beech hedge boundary are considered to be acceptable. The cypress trees that have now grown up appear to have been planted after the beech hedge, but due to their high growth rate they now dominate the hedge. The dominance of the cypress trees has caused some of the beech trees to develop long shoots to try to get access to light.
10. It is considered that the proposed works to the hedge line will restore the hedge to an appropriate condition, and whilst it will be far from a pristine hedge, it will serve as a good base for future replanting works to thicken up the hedge.
11. As the cypress and beech trees have very limited public amenity it is not considered that the proposed works will have any detrimental impact on the amenity of the area and therefore works to these trees should be approved.
12. With regard to the felling of the other cypresses, one is located immediately adjacent to the above hedge line and is not visible from any area of public vantage. The other is situated adjacent to the southern boundary of the property, and whilst it is visible from directly in front of the applicant's property it is not considered to be prominent or to provide any useful amenity to the area. As such it is considered that the proposal to fell these two cypress trees is acceptable and should be approved.
13. The proposal to re-pollard the robinia tree is also considered acceptable. Whilst pollarding robinias is not generally considered to be good practice, once it has been done, re-pollarding is generally the only appropriate management for the afterwards. This robinia tree has been previously pollarded and the re-growth and the decay of the older stumps now mean that re-pollarding is required in order to prevent the failure of the re-grown limbs.
14. The robinia tree is located adjacent to the south boundary, and whilst it is visible from directly in front of the house it is not considered to provide any significant amenity to the area and it is recommended that the works are approved.
15. Overall it is considered that the proposed works are acceptable, and the application should be approved.

CONCLUSION

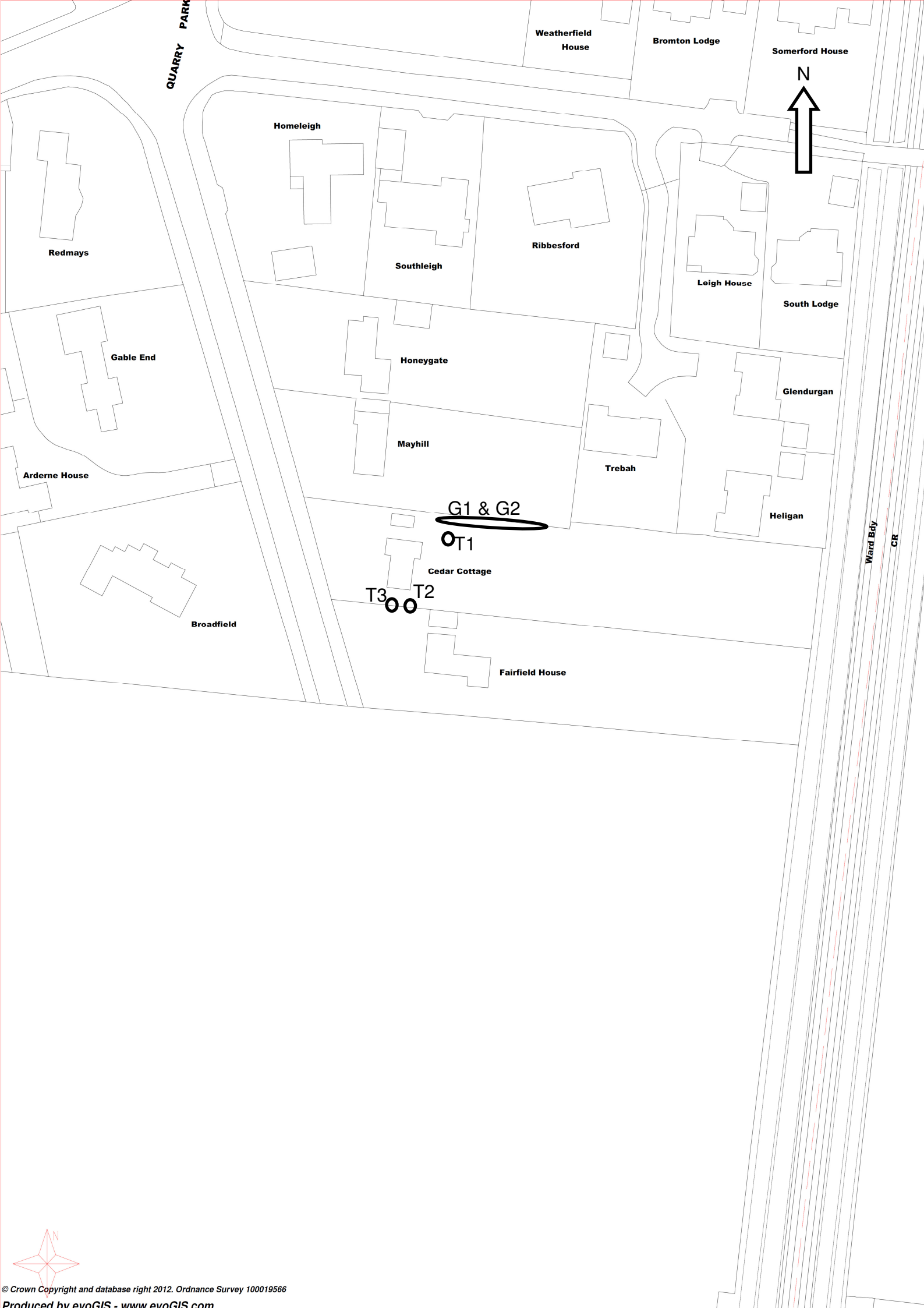
16. The applicant has proposed to fell 15 cypress trees and prune 10 small beech trees in order to restore the boundary hedge to its original 'beech only' condition. They have also proposed to 2 cypress trees and a robinia tree to reduce the light obstruction to the property.
17. Overall it is considered that all of the trees subject to this application have limited public amenity value and as such the proposed works will have a limited impact on the amenity of the area. As such it is considered that the works should be approved.

RECOMMENDATION

18. It is recommended that the 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 Tree work'.





Map referred to in the Borough Council of Dudley
Tree Preservation Order 2001 No D652
Ounty John Lane / Quarry Park Road

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

DRAWING A2362

GRID REF

SCALE 1/1250

SCHEDULE 1

SPECIFICATION OF TREES

Reference on Map	Description	Situation
---------------------	-------------	-----------

Trees specified individually

None

Groups of trees

None

Trees specified by reference to an area

(Within the dotted line on the plan)

A1	All trees of whatever species Within Area 1	Loughrigg, Racecourse Lane, Pedmore
A2	All trees of whatever species Within Area 2	Yarnborough, Racecourse Lane, Pedmore
A3	All trees of whatever species Within Area 3	June Cottage, Racecourse Lane, Pedmore
A4	All trees of whatever species Within Area 4	Wedgwood, Racecourse Lane, Pedmore
A5	All trees of whatever species Within Area 5	North Steppes, Racecourse Lane, Pedmore
A6	All trees of whatever species Within Area 6	St. Margarets, Quarry Park Road, Pedmore
A7	All trees of whatever species Within Area 7	Orana, Quarry Park Road, Pedmore
A8	All trees of whatever species Within Area 8	Grange House, Quarry Park Road, Pedmore
A9	All trees of whatever species Within Area 9	Links Cottage, Racecourse Lane, Pedmore
A10	All trees of whatever species Within Area 10	The Slips, Worcester Lane, Pedmore

4133yawlt

Reference on Map	Description	Situation
A11	All trees of whatever species Within Area 11	Grazebrook House, Racecourse Lane, Pedmore
A12	All trees of whatever species Within 12	1, Landsgate, Pedmore
A13	All trees of whatever species Within Area 13	3, Landsgate, Pedmore
A14	All trees of whatever species Within Area 14	5, Landsgate, Pedmore
A15	All trees of whatever species Within Area 15	7, Landsgate, Pedmore
A16	All trees of whatever species Within Area 16	Dene Cottage, Racecourse Lane, Pedmore
A17	All trees of whatever species Within Area 17	Pasture Cottage, Racecourse Lane, Pedmore
A18	All trees of whatever species Within Area 18	Springfield, Quarry Park Road, Pedmore
A19	All trees of whatever species Within Area 19	No. 5, Quarry Park Road, Pedmore
A20	All trees of whatever species Within Area 20	Blakely, Quarry Park Road, Pedmore
A21	All trees of whatever species Within Area 21	Carlton House, Quarry Park Road, Pedmore
A22	All trees of whatever species Within Area 22	Silverdale Cottage/ Silverdale, Quarry Park Road, Pedmore
A23	All trees of whatever species Within Area 23	The Lodge, Quarry Park Road, Pedmore
A24	All trees of whatever species Within Area 24	Dene Bank, Racecourse Lane, Pedmore
A25	All trees of whatever species Within Area 25	Holly House, Racecourse Lane, Pedmore
A26	All trees of whatever species Within Area 26	The Orchard, Quarry Park Road, Pedmore

4133yawlt

Reference on Map	Description	Situation
A27	All trees of whatever species Within Area 27	Ashton Lodge, Quarry Park Road, Pedmore
A28	All trees of whatever species Within Area 28	Field House, Quarry Park Road, Pedmore
A29	All trees of whatever species Within Area 29	Summerlea, Quarry Park Road, Pedmore
A30	All trees of whatever species Within Area 30	Redlands, Quarry Park Road, Pedmore
A31	All trees of whatever species Within Area 31	Featherknowle, Quarry Park Road, Pedmore
A32	All trees of whatever species Within Area 32	Fair Acre, Quarry Park Road, Pedmore
A33	All trees of whatever species Within Area 33	Beechwood, Ounty John Lane, Pedmore
A34	All trees of whatever species Within Area 34	Greenridges, Ounty John Lane, Pedmore
A35	All trees of whatever species Within Area 35	Fairfield House, Quarry Park Road, Pedmore
A36	All trees of whatever species Within Area 36	Heath House, Ounty John Lane, Pedmore
A37	All trees of whatever species Within Area 37	Skansen, Ounty John Lane, Pedmore
A38	All trees of whatever species Within Area 38	The Ridgeback, Ounty John Lane, Pedmore
A39	All trees of whatever species Within Area 39	Wilmin, Ounty John Lane, Pedmore
A40	All trees of whatever species Within Area 40	Middlefield, Ounty John Lane, Pedmore
A41	All trees of whatever species Within Area 41	The Field House, Ounty John Lane, Pedmore
A42	All trees of whatever species Within Area 42	Amberley Court, Ounty John Lane, Pedmore

4133yawlt

Reference on Map	Description	Situation
A43	All trees of whatever species Within Area 43	The Highlands/Greyfields Court, Ounty John Lane, Pedmore
A44	All trees of whatever species Within Area 44	Woodcroft, Ounty John Lane, Pedmore
A45	All trees of whatever species Within Area 45	Still Meadow, Ounty John Lane, Pedmore
A46	All trees of whatever species Within Area 46	Orchard House, Quarry Park Road, Pedmore
A47	All trees of whatever species Within Area 47	The Cottage, Quarry Park Road, Pedmore
A48	All trees of whatever species Within Area 48	Grantchester, Quarry Park Road, Pedmore
A49	All trees of whatever species Within Area 49	Petros, Quarry Park Road, Pedmore
A50	All trees of whatever species Within Area 50	Broadfield, Quarry Park Road, Pedmore
A51	All trees of whatever species Within Area 51	Gable End, Quarry Park Road, Pedmore
A52	All trees of whatever species Within Area 52	The Purlins, Quarry Park Road, Pedmore
A53	All trees of whatever species Within Area 53	Redmays, Quarry Park Road, Pedmore
A54	All trees of whatever species Within Area 54	Fairlands, Quarry Park Road, Pedmore
A55	All trees of whatever species Within Area 55	Heatherstones, Quarry Park Road, Pedmore
A56	All trees of whatever species Within Area 56	Lainchbury, Quarry Park Road, Pedmore
A57	All trees of whatever species Within Area 57	Weatherfield House, Quarry Park Road, Pedmore
A58	All trees of whatever species Within Area 58	Bromton Lodge, Quarry Park Road, Pedmore

4133yawlt

Reference on Map	Description	Situation
A59	All trees of whatever species Within Area 59	Sommerford House, Quarry Park Road, Pedmore
A60	All trees of whatever species Within Area 60	Ribbesford, Quarry Park Road, Pedmore
A61	All trees of whatever species Within Area 61	Wychbury, Quarry Park Road, Pedmore
A62	All trees of whatever species Within Area 62	Honeygate, Quarry Park Road, Pedmore
A63	All trees of whatever species Within Area 63	Mayhill, Quarry Park Road, Pedmore
A64	All trees of whatever species Within Area 64	Cedar Cottage, Quarry Park Road, Pedmore

Woodlands

None