
DEVELOPMENT CONTROL COMMITTEE

REPORT OF THE DIRECTOR OF THE URBAN ENVIRONMENT

CONFIRMATION OF TREE PRESERVATION ORDERS

PURPOSE OF REPORT

1. To consider whether or not the below Tree Preservation Order(s) should be confirmed with or without modification in light of the objections that have been received.

BACKGROUND

2. Section 198 of the Town and Country Planning Act 1990, provides that, where it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area, they may for that purpose make an order with respect to such trees, groups of trees or woodlands as may be specified in the order.
3. A tree preservation order may, in particular, make provision—
 - (a) for prohibiting (subject to any exemptions for which provision may be made by the order) the cutting down, topping, lopping, uprooting, willful damage or willful destruction of trees except with the consent of the local planning authority, and for enabling that authority to give their consent subject to conditions;
 - (b) for securing the replanting, in such manner as may be prescribed by or under the order, of any part of a woodland area which is felled in the course of forestry operations permitted by or under the order;
 - (c) for applying, in relation to any consent under the order, and to applications for such consent, any of the provisions of this Act mentioned in subsection (4), subject to such adaptations and modifications as may be specified in the order.
4. Section 4 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 allows the Council to make a direction that the order shall take effect immediately for a provisional period of no more than six months.
5. For a tree preservation order to become permanent, it must be confirmed by the local planning authority. At the time of confirmation, any objections that have been received must be taken into account. The Town and Country Planning (Tree Preservation) (England) Regulations 2012 sets out the procedure for confirming tree preservation orders and dealing with objections.

6. If the decision is made to confirm a tree preservation order the local planning authority may choose to confirm the order as it is presented or subject to modifications.
7. New tree preservation orders are served when trees are identified as having an amenity value that is of benefit to the wider area.
8. When determining whether a tree has sufficient amenity to warrant the service of a preservation order it is the council's procedure to use a systematic scoring system in order to ensure consistency across the borough. In considering the amenity value of a tree factors such as the size; age; condition; shape and form; rarity; prominence; screening value and the presence of other trees present in the area are considered.
9. As the council is currently undergoing a systematic review of the borough's tree preservation orders, orders will also be served where there is a logistical or procedural benefit for doing so. Often with the older order throughout the borough, new orders are required to replace older order to regularise the levels of protection afforded to trees.
10. Where new orders are served to replace older orders, the older orders will generally need to be revoked. Any proposed revocation of orders shall be brought before the committee under a separate report.

FINANCE

11. There are no direct financial consequences arising from this report although the Committee may wish to bear in mind that the refusal or approval subject to conditions, of any subsequent applications may entitle the applicant to compensation for any loss or damage resulting from the Council's decision (Section 203 of the Town and Country Planning Act 1990)

LAW

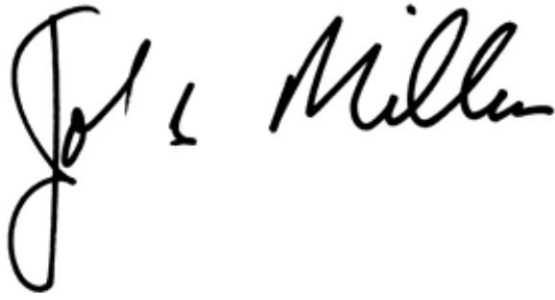
12. The relevant statutory provisions have been referred to in paragraph 2, 4, 5 and 10 of this report.

EQUALITY IMPACT

13. The proposals take into account the Council's Equality and Diversity Policy.

RECOMMENDATION

14. It is recommended that the tree preservation orders referred to in the Appendix to this report should be confirmed.



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DIRECTOR OF THE URBAN ENVIRONMENT

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List of Background Papers

Appendix 2.1 – TPO/0105/QBD – Confirmation Report;
Appendix 2.2 – TPO Plan and Schedule as served;
Appendix 2.3 – Plan identifying objectors;
Appendix 2.4 – TPO plan and Schedule as proposed for confirmation.

Appendix 3.1 – TPO/0110/SED – Confirmation Report;
Appendix 3.2 – TPO Plan and Schedule as served;
Appendix 3.3 – Plan identifying objectors;
Appendix 3.4 – TPO plan and Schedule as proposed for confirmation.

APPENDIX 2.1

Confirmation Report for

***The Borough of Dudley (Mushroom Green No.2, Netherton (TPO/0105/QBD))
Tree Preservation Order 2014***

Tree Preservation Order

Order Title

Case officer

Date Served

Recommendation

TPO/0105/QBD
Mushroom Green No.2
James Dunn
08/08/14
Confirm with modifications

SITE AND SURROUNDINGS

1. The Tree Preservation Order is made up of 18 individual trees that have been identified as providing amenity to the adjacent Mushroom Green area. The trees are located both within the residential properties in Mushroom Green and in grounds of the adjacent Griff Chain Ltd, Quarry Road.
2. The trees included within this order are all visible from within the southern section of Mushroom Green. The protected trees include ash, sycamore, horse chestnut, oak, lime and red maple trees.
3. The trees have been protected as part of the ongoing review of TPO's in the Dudley borough. Of the 18 trees that have been included in this order, 6 were protected under a previous TPO served in 1970, and the remaining trees are also protected under the Mushroom Green Conservation Area.
4. Trees protected by virtue of a conservation area are protected to the same degree as those protected by a TPO, the only differences between the two is the process for granting consent for works.
5. In order to get permission to work on trees protected under a TPO a formal application is submitted, that the council can either approve, approve subject to conditions or refuse.
6. In order to get consent for works for trees in a conservation area, a written notice of intention setting out the works needs to be submitted to the Council, who then have six weeks in which to consider the proposed works. If the Council are satisfied that the works are acceptable, then they can confirm to the applicant that the works can go ahead. If the Council do not think that the proposed works are acceptable, then they need to exercise their powers to serve a TPO in order to prevent the works.
7. Where trees within conservation areas are considered to provide significant amenity to the surrounding area, they are often identified for protection under a TPO to place them within the more formal consent regime of a TPO.

PUBLIC REPRESENTATIONS

8. Following the service of the order, objections were received from the leaseholder of land on which 2 Mushroom Green, and Griff Chains Ltd stand.
9. The objector referred to the previous objections that they made in relation to TPO/0091/QBD that affected an adjacent section of the land and further stressed their objections to the TPO as it would prevent the future development of the site. The objections are based on the following points:
 - The objector does not consider that T1, T2 and T9-T16 provide any visual amenity;
 - The presence of the TPO poses a constraint to the business and investment value of the land;
 - The TPO was a “knee jerk” reaction following the clearance of an adjacent site;
 - The presence of the TPO will restrict the development and expansion of the business, having an impact on the future employment prospects of the area;
 - As the TPO will restrict the amount of any future development it will have an impact on the value of the land;
 - The owner of the land should not be liable for any additional costs as the result of the TPO;
 - There is no vegetation or wildlife of any significance on the site.

RESPONSE TO OBJECTIONS

10. It should be borne in mind when considering the following that even if the trees subject to the objections are removed from the TPO, they will still benefit from protection under the Conservation Area, and if the objector will be unable to undertake works or damage the trees without the Council’s acquiescence.
11. All of the trees subject to this TPO were assessed from an amenity point of view as part of the review process. The assessment uses a quantified system called TEMPO. All of the trees subject to this new order were found to provide an appropriate level of amenity for inclusion within the order. As such, it is not accepted that the trees do not provide an appropriate level of amenity.
12. This TPO has been served as part of the ongoing review of TPO’s in the Dudley Borough. It is a coincidence of timing that this order was served shortly after an order (TPO/0091/QBD) was served on the adjacent land. In fact, the trees subject to this order had already been identified for protection prior to the partial clearance of the neighbouring site. As such, it is not accepted that this TPO has been served as a knee jerk response to the clearance of the adjacent site.
13. The area of the objector’s site on which the trees are situated also benefits from being designated as a Conservation Area and as Linear Open Space within the Unitary Development Plan.

14. These designations, especially the Conservation Area, would present significant obstacles to any further development of the industrial use of the Griff Chain Ltd site. Any expansion of the site in this area would require a planning application and the presence of the trees would be one of numerous material considerations.
15. If however, the expansion of this section of the site could be sufficiently justified in terms of the public interest to satisfy the restrictive nature of the Conservation Area, then it is not foreseen that any impact on the trees would be sufficient grounds to prevent development.
16. Overall, it is not considered that the impact of the TPO on the potential development of the site is sufficient grounds to prevent the confirmation of the TPO as long as the trees provide a sufficient level of amenity to justify their protection in the first place.
17. Similarly, the impact of the trees on the developable value of the land is not a material consideration; and should not prevent the confirmation of the TPO. Especially as the TPO is not the sole obstacle to the development of the land.
18. Having considered the grounds of objection, it is not considered that there are sufficient grounds to prevent the confirmation of the order.

ADMINISTRATIVE CORRECTIONS

19. Following the service of this order, it has been brought to our attention that the oak tree listed as T6, has been incorrectly shown on the plan and schedule to be located in the garden of 10 Mushroom Green, when it is actually located just over the boundary in the rear garden of 22a Mushroom Green. This can be corrected at the time of confirmation.

CONCLUSION

20. The trees protected under the order are considered to provide a public amenity to the users of Mushroom Green and surrounding area. It is not considered that the objections raised are sufficient to prevent the confirmation of the order.
21. The order should be modified to reflect the correct position and location of T6.

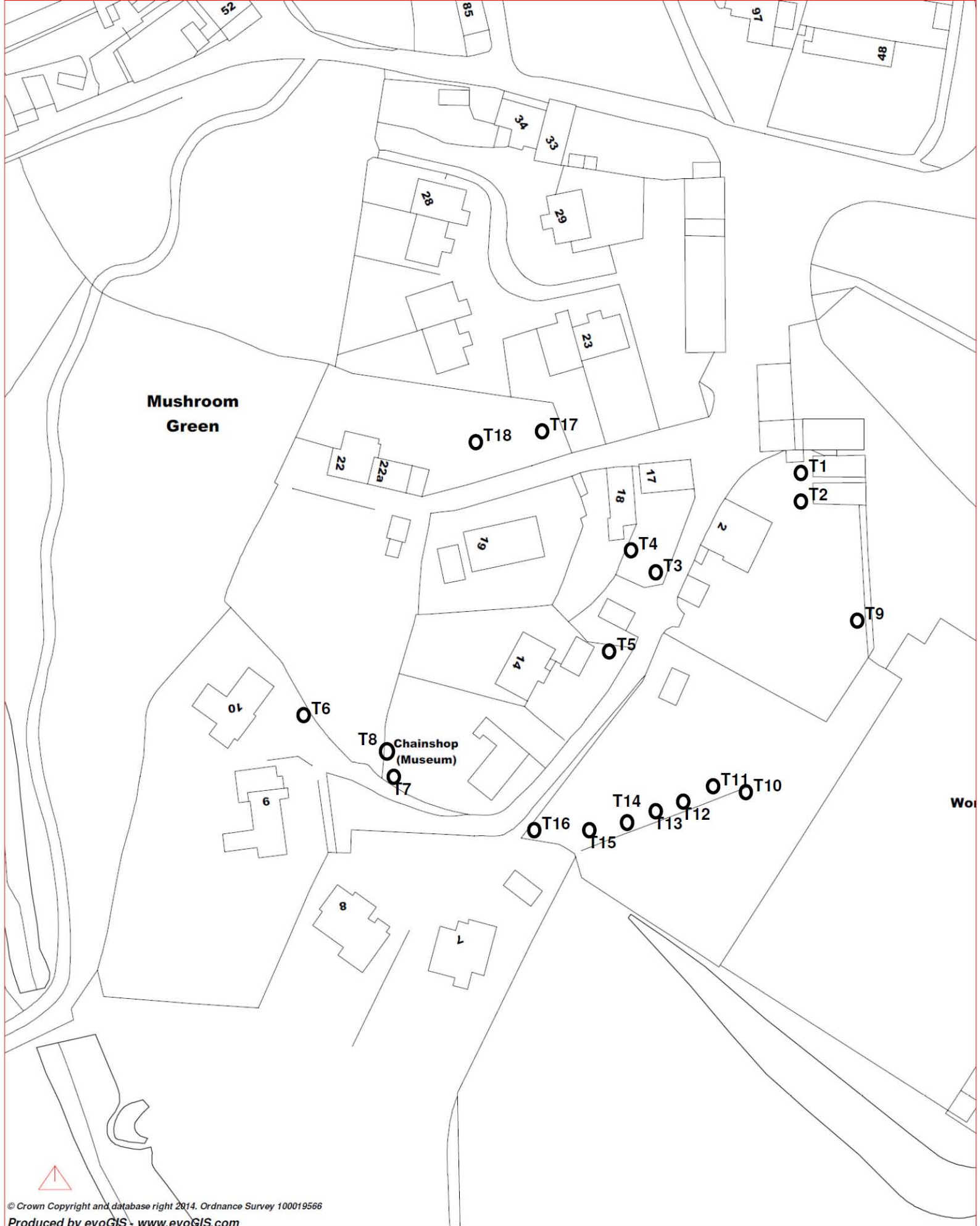
RECOMMENDATION

22. It is recommended that the Tree Preservation Order be confirmed subject to the following modifications:

1. The position of Tree 6 be amended

APPENDIX 2.2

Tree Preservation Order Plan and Schedule As Served



Map referred to in the Borough Council of Dudley

Mushroom Green, Netherton NO.2 (TPO/0105/QBD)

Tree Preservation Order 2014



Scale: 1 : 800

SCHEDULE

Specification of trees

Trees specified individually
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Ash	2 Mushroom Green, Netherton
T2	Sycamore	2 Mushroom Green, Netherton
T3	Horse Chestnut	17 Mushroom Green, Netherton
T4	Horse Chestnut	17 Mushroom Green, Netherton
T5	Ash	14 Mushroom Green, Netherton
T6	Oak	10 Mushroom Green, Netherton
T7	Ash	Chainshop Museum, Netherton
T8	Ash	Chainshop Museum, Netherton
T9	Lime	2 Mushroom Green, Netherton
T10	Lime	Land adjacent to 2 Mushroom Green, Netherton
T11	Lime	Land adjacent to 2 Mushroom Green, Netherton
T12	Sycamore	Land adjacent to 2 Mushroom Green,

Netherton

T13	Sycamore	Land adjacent to 2 Mushroom Green, Netherton
T14	Sycamore	Land adjacent to 2 Mushroom Green, Netherton
T15	Sycamore	Land adjacent to 2 Mushroom Green, Netherton
T16	Ash	Land adjacent to 2 Mushroom Green, Netherton
T17	Red Maple	22a Mushroom Green, Netherton
T18	Red Maple	22a Mushroom Green, Netherton

Trees specified by reference to an area (within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

Groups of trees (within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

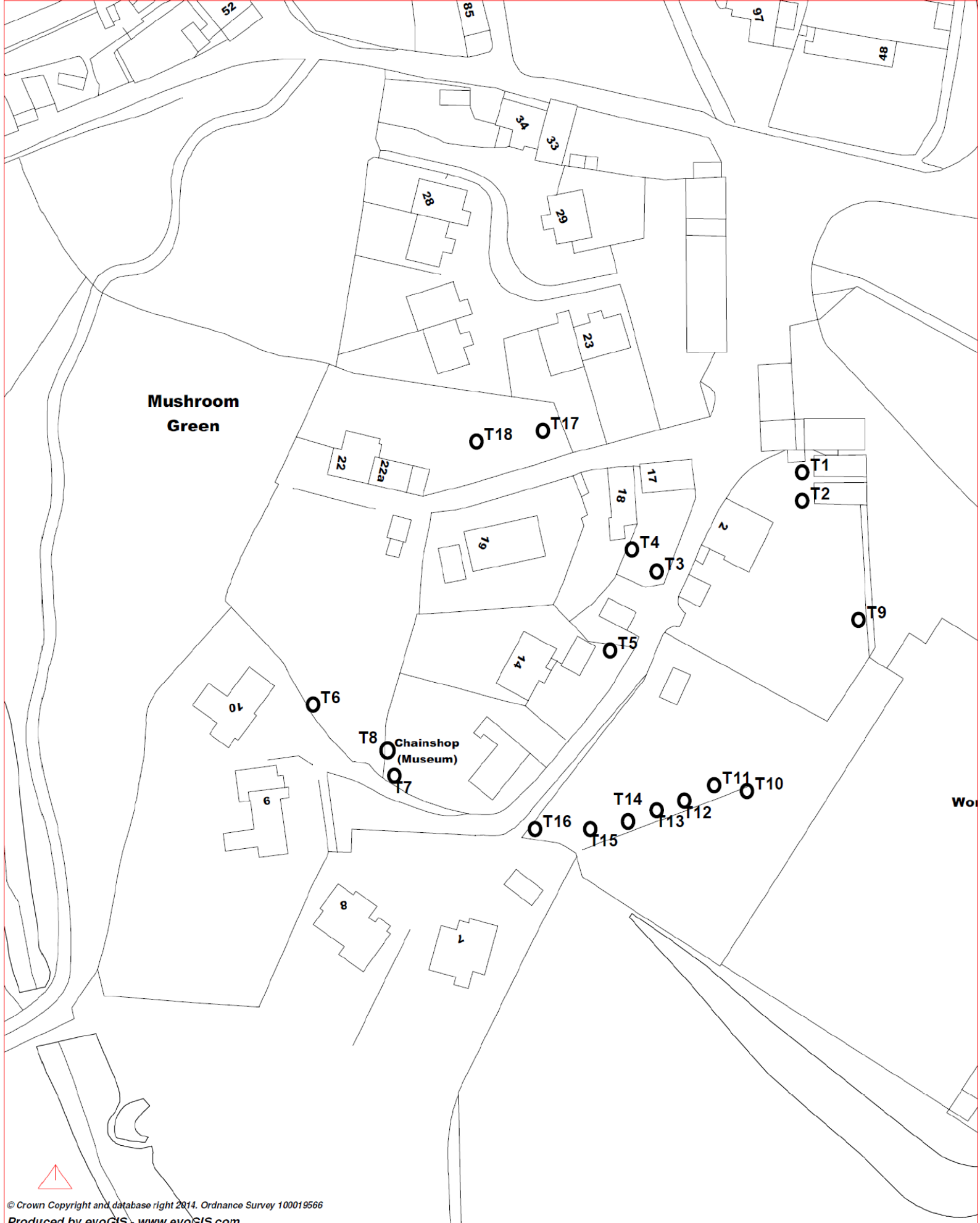
Woodlands (within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

APPENDIX 2.4

Plan and Schedule Proposed for Confirmation



Map referred to in the Borough Council of Dudley

Mushroom Green, Netherton NO.2 (TPO/0105/QBD)

Tree Preservation Order 2014



Scale: 1 : 800

SCHEDULE

Specification of trees

Trees specified individually
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Ash	2 Mushroom Green, Netherton
T2	Sycamore	2 Mushroom Green, Netherton
T3	Horse Chestnut	17 Mushroom Green, Netherton
T4	Horse Chestnut	17 Mushroom Green, Netherton
T5	Ash	14 Mushroom Green, Netherton
T6	Oak	22a Mushroom Green, Netherton
T7	Ash	Chainshop Museum, Netherton
T8	Ash	Chainshop Museum, Netherton
T9	Lime	2 Mushroom Green, Netherton
T10	Lime	Land adjacent to 2 Mushroom Green, Netherton
T11	Lime	Land adjacent to 2 Mushroom Green, Netherton
T12	Sycamore	Land adjacent to 2 Mushroom Green,

Netherton

T13	Sycamore	Land adjacent to 2 Mushroom Green, Netherton
T14	Sycamore	Land adjacent to 2 Mushroom Green, Netherton
T15	Sycamore	Land adjacent to 2 Mushroom Green, Netherton
T16	Ash	Land adjacent to 2 Mushroom Green, Netherton
T17	Red Maple	22a Mushroom Green, Netherton
T18	Red Maple	22a Mushroom Green, Netherton

Trees specified by reference to an area (within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

Groups of trees (within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

Woodlands (within a continuous black line on the map)

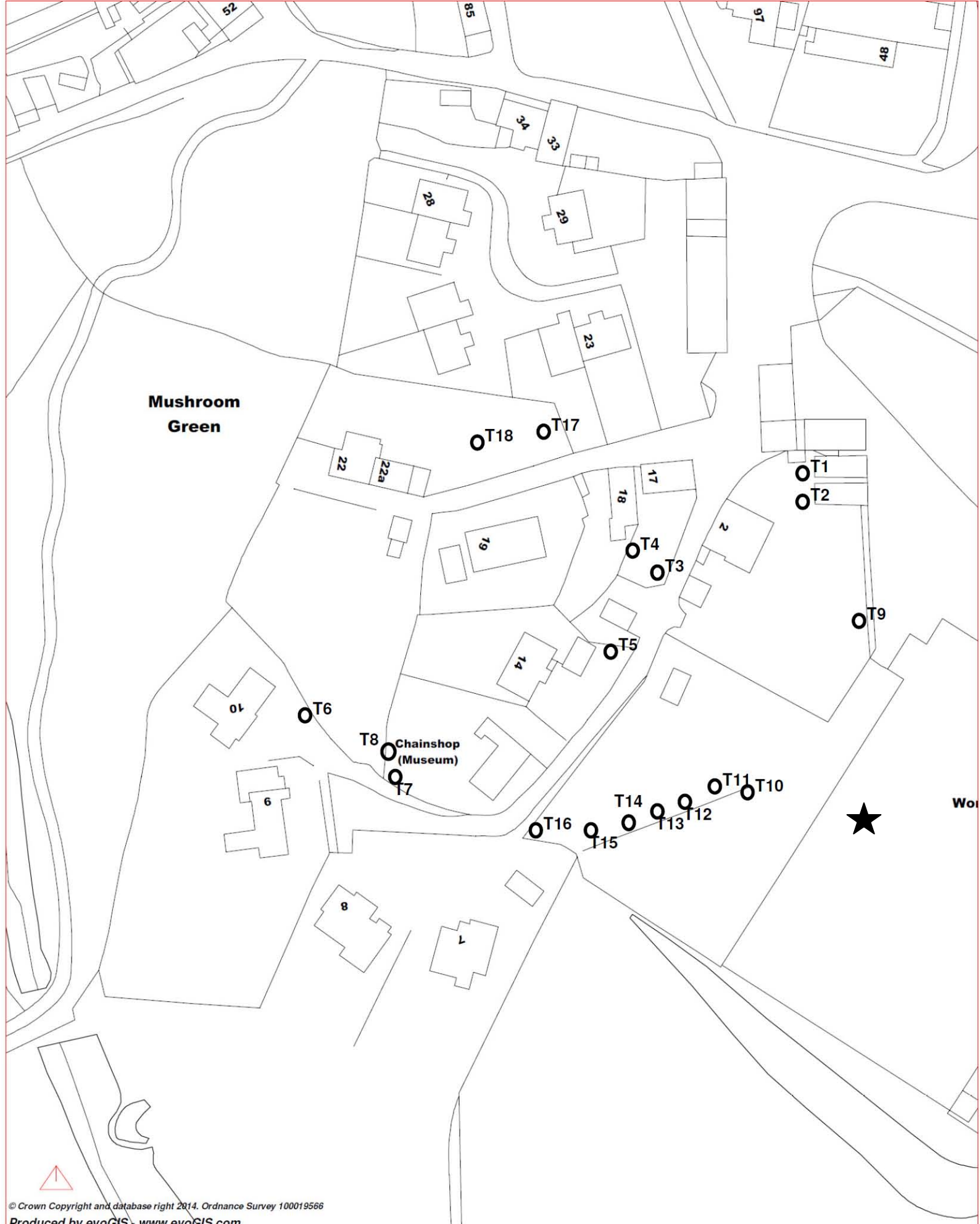
<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

APPENDIX 2.3

Plan Identifying Objectors Properties

★ - *Objection Received from Property*



Map referred to in the Borough Council of Dudley

Mushroom Green, Netherton NO.2 (TPO/0105/QBD)

Tree Preservation Order 2014

APPENDIX 3.1

Confirmation Report for

***The Borough of Dudley (Northway / Eversley Grove, Sedgley (TPO/0110/SED))
Tree Preservation Order 2014***

Tree Preservation Order

Order Title

Case officer

Date Served

Recommendation

TPO/0110/SED
Northway / Eversley Grove
James Dunn
07/08/14
Confirm with modifications

SITE AND SURROUNDINGS

1. This Tree Preservation Order covers 11 trees of various species that are situated within the properties of Eversley Grove and the adjacent section of Northway.
2. All of the protected trees are situated adjacent to the public highway and are visible in the local street scene.
3. The Tree Preservation Order was served as part of the ongoing TPO review that is currently being undertaken. All of the trees subject to the new order were previously protected.

PUBLIC REPRESENTATIONS

4. Following the service of the order, objections were received from the residents of 183 and 191 Northway and a letter of objection was also received from the local Member of Parliament, Ian Austin MP, on behalf of the residents at 183 Northway. The objections are based on the following points:
 - The rowan and birch trees (T10 & T11) at 183 Northway are too large for their location in close proximity to the property;
 - The trees obstruct light from the adjacent street lamp;
 - The trees lack amenity as individuals;
 - Other trees in the area provide amenity;
 - Roots from the trees are lifting the main path to 183 Northway;
 - The roots from the trees are lifting the pavement;
 - The TPO will prevent the owners of 183 Northway from undertaking works to the trees in the future;
 - The trees drop sap and cause algae to form;
 - The roots of the trees in the lawn make it difficult to mow;
 - The lime tree (T2) at 189 Northway blocks daylight from the neighbour's property;
 - The tree has previously damaged the telephone wire causing a loss of service to the objector's property;
 - The honeydew from the tree damages car paintwork;
 - The debris that falls from the tree requires clearing throughout the summer and autumn;
 - The occupiers of 191 Northway have concerns about the potential for damage in the event of failure of the lime tree or large branches;
 - The tree is causing cracks in the driveway;

- The tree blocks the view of their neighbours when reversing off the driveway;
 - The tree has grown larger than it was prior to the pruning of the tree in 2011.
5. During consideration of the objections to this order, it was noted that the schedule and plan showed T2 to be located in the front garden of 191 Northway, rather than in the front garden of 189. As such, the order has been re-served on the relevant properties to correct this mistake. As the order has been reserved, the period for any further objections does not expire until 9th January 2015. Any objections received before the date of committee will be presented as a pre-committee note.

RESPONSE TO OBJECTIONS

6. On inspection of the trees to consider the objections received, the rowan tree (T10) at 183 Northway was observed to be showing symptoms of bacterial canker at the main fork. Such a bacterial canker is a common problem in mature rowan trees and is likely to lead to the death of the tree in the medium term.
7. Given that the tree now has a limited life span, it is considered that the trees amenity value is limited to the short to medium term and as such should be removed from the order to allow the residents of 183 Northway to manage the tree as they deem appropriate.
8. As it is now recommended that this tree be removed from the order, no further consideration has been given to this tree in relation to the objections that have been received.
9. The birch tree at 183 Northway is a relatively large tree in close proximity to the adjacent property. However, the tree has a relatively upright form, and is not considered to be so overbearing that it prevents the reasonable enjoyment of the property. Some of the lateral branches are growing in close proximity to the property, and these may benefit from pruning in order to maintain an appropriate clearance. Overall, it is not considered that this tree should be removed from the TPO due to its size and proximity to the adjacent property.
10. The branches of blocking some of the light from the street lamp. Given that the Highways Act 1980 requires that trees be pruned to keep clearance from street lights, then permission is not required in order to maintain a reasonable clearance from the street light. As such, it is not considered that the current obstruction of the street lamp is sufficient grounds to prevent the confirmation the TPO.
11. The birch tree is situated in a prominent location at the junction of Eversley Grove and Northway. The tree is visible as part of the street scene for some 50 metres to the east and 200 metres to the west. The tree is of a similar type and scale of many other trees on the Northway, and is considered to contribute to the character of the Northway estate and the amenity of the local area. It is considered that the

birch tree provides sufficient amenity to the local area to warrant its inclusion within the TPO.

12. This area of the Northway Estate benefits from views of various groups of trees from Alder Coppice in the north to the tree line atop of the ridge to the east. Whilst these trees do provide an amenity to the area, they tend to form part of more distant views often forming the backdrop to a view. However whilst these trees do provide substantial amenity to the area, it is considered that the trees located within the properties on the estate also contribute substantial amenity to the area.
13. There are also a large number of trees within the gardens of the surrounding properties that provide amenity to the area. If we were to accept the argument that due to the number of surrounding trees, that birch tree at 183 Northway could be removed from the order, then, in the interests of consistency we would have to accept the same argument for all properties. This would obviously have dire consequences on the amenity of the local area.
14. Overall, it is not considered that the presence and amenity value of other trees in the area are reasonable ground to prevent the confirmation of the TPO on this birch tree.
15. The block paved path to the front door of 183 the Northway show signs of disruption by tree roots. As the damage appears to be mainly located on the side of the path adjacent to the rowan tree it is likely that the damage has been caused by the roots from the rowan tree. The birch tree is slightly more distant from the path and does not appear to be the main culprit of the damage.
16. As it is recommended that the rowan tree be removed from the order, this should allow the residents at 183 Northway to remedy the issues with the path. If any of the roots from the birch tree requires removing, it is considered that the tree is sufficiently far enough away from the path that some judicious root pruning should provide a lasting solution to the issues. As such, it is not considered that the birch tree should be removed from the TPO due to the issues with the path.
17. It was noted that the pavement immediately adjacent to the birch tree (T11) has been lifted by a root. At present, the damage appears to be limited and is not causing a trip hazard. Any root damage to the public highway is the responsibility of the Highway Authority and the Owners of the property are not liable for the cost of repair. Root damage to the public highway is a common occurrence in the urban area, and generally the Highway Authority will seek to repair the pavements rather than require the removal of the tree. As such, it is not considered that confirmation of the TPO should be prevented on the current state of the adjacent pavement.
18. The purpose of a TPO is not to prevent reasonable works to protected trees, but to prevent the felling or significant works that, with a view to the amenity value of the trees, have not been justified. Given the proximity of the tree to the adjacent

property, it is considered that some pruning works will be required and any application for appropriate works would be considered favourable. Whilst the presence of the TPO should not prevent any appropriate works to the tree, it will obviously limit the tree owner's authority over the tree. It is considered that this is justified by virtue of the public amenity that the tree provides to the local area.

19. Various types of tree are known to produce honeydew issues. This is the result of aphids and other small insects feeding on the leaves, taking the protein from the sap, and passing on the remaining sap. Birch trees are one of the species that can produce significant amounts of honeydew. This is a natural process and is not considered a significant problem. As such the confirmation of the TPO should not be prevented on the grounds any honeydew issues.
20. Similarly, any issues with algae are not considered significant, as they can often be remedied by brushing the algae off surfaces where it has formed. No algae issues that could be attributed to the birch tree were observed. As such, the tree should not be removed from the TPO on the grounds of algae issues.
21. The lime tree in front of 189 / 191 Northway will undoubtedly block some light from the property; it is not considered that the amount of light obstruction is such that it will prevent the reasonable enjoyment of the property. Any light obstruction will be limited during the winter months when the trees are out of leaf. This tree should not be removed from the TPO due to light obstruction issues.
22. It was noted that the tree does have at least three telephone wires running through, or in close proximity to the crown of the tree. There is the potential for disruption to the service if the branches of the trees exert a movement force on the wires either through swaying in the wind or continued growth. The vast majority of telephone wire issues can be resolved through pruning to give an appropriate clearance from the wires. As such, the tree should not be removed from the TPO due to the presence of telephone wires through the crown.
23. As discussed above any issues with honeydew are not considered sufficient to prevent the confirmation of the TPO, as this is a natural process and must be tolerated if we are to enjoy the benefits of urban trees. In particular, damage to vehicle paintwork can be prevented by regular washing, and this is a view that is regularly confirmed by the Planning Inspectorate in TPO appeals. As such, this is not considered sufficient grounds to prevent the confirmation of the TPO.
24. The issues relating to leaf fall and other seasonal debris falling from the tree are not considered sufficient grounds to prevent the confirmation of the TPO. Whilst the leaves and various seasonal debris will require clearing at various parts of the year, they are natural processes that must be tolerated if we are to enjoy the benefits of having mature trees in an urban area.

25. On inspection, no major defects were observed in the lime tree in front of 189 / 191. Overall, and subject to reasonable maintenance to the trees, it is not considered that this tree is in any way pre-disposed to failure. As such, it is not considered that the condition of the tree is any reason to prevent the confirmation of the order. If the tree declines in health in the future, then the TPO allows for permission to be granted for works to maintain the trees in an appropriate condition.
26. On inspection, only one crack was observed in the driveway. There was no obvious displacement of the driveway as would be expected with a tree root related crack. Whilst tree roots cannot be definitively ruled out as a cause of the crack, given the nature of these pressed concrete driveways, especially where large sections are installed, they can crack due to vehicle and ground movements, it is not considered that the presence of a crack in the driveway can be automatically attributed to the adjacent tree.
27. As such, unless evidence can be provided to reasonably implicate the tree as a cause of the crack, it is not considered that the tree should be removed from the TPO. Even if sufficient evidence can be provided, given the distance from the tree to the cracked section, it may be that root pruning could provide an appropriate solution.
28. As the tree is located some 5-6 metres back from the pavement, it is not considered that the tree obstructs the view from any of the adjacent properties to the degree that it compromises that safety in any way. As such, this is not considered sufficient grounds to prevent the confirmation of the TPO.
29. Having compared the site photos associated with the 2011 application to prune the tree, and the photos taken on the recent site visit, it is not accepted that the tree is now larger than it was at the time of the pruning in 2011.
30. Even if it had grown larger than it previously stood, it is not considered that this would be sufficient grounds to prevent the confirmation of the order.
31. Having considered all of the objections that have been submitted to this order it is considered that there are sufficient grounds to remove T10 from the order due to its impaired condition and limited life expectancy. However, it is not recommended that there are any further modifications made to the order.

CONCLUSION

32. With the exception of T10, the rowan situated at 183 Northway, the trees subject to this order all provide a sufficient amount of amenity to the surrounding area to warrant their inclusion within the TPO. It is not considered that the submitted objections are sufficient to prevent the TPO form being confirmed, and whilst the trees will need managing in the future, it is not considered that the presence of a

TPO would create any unreasonable obstacles to the appropriate management of the trees.

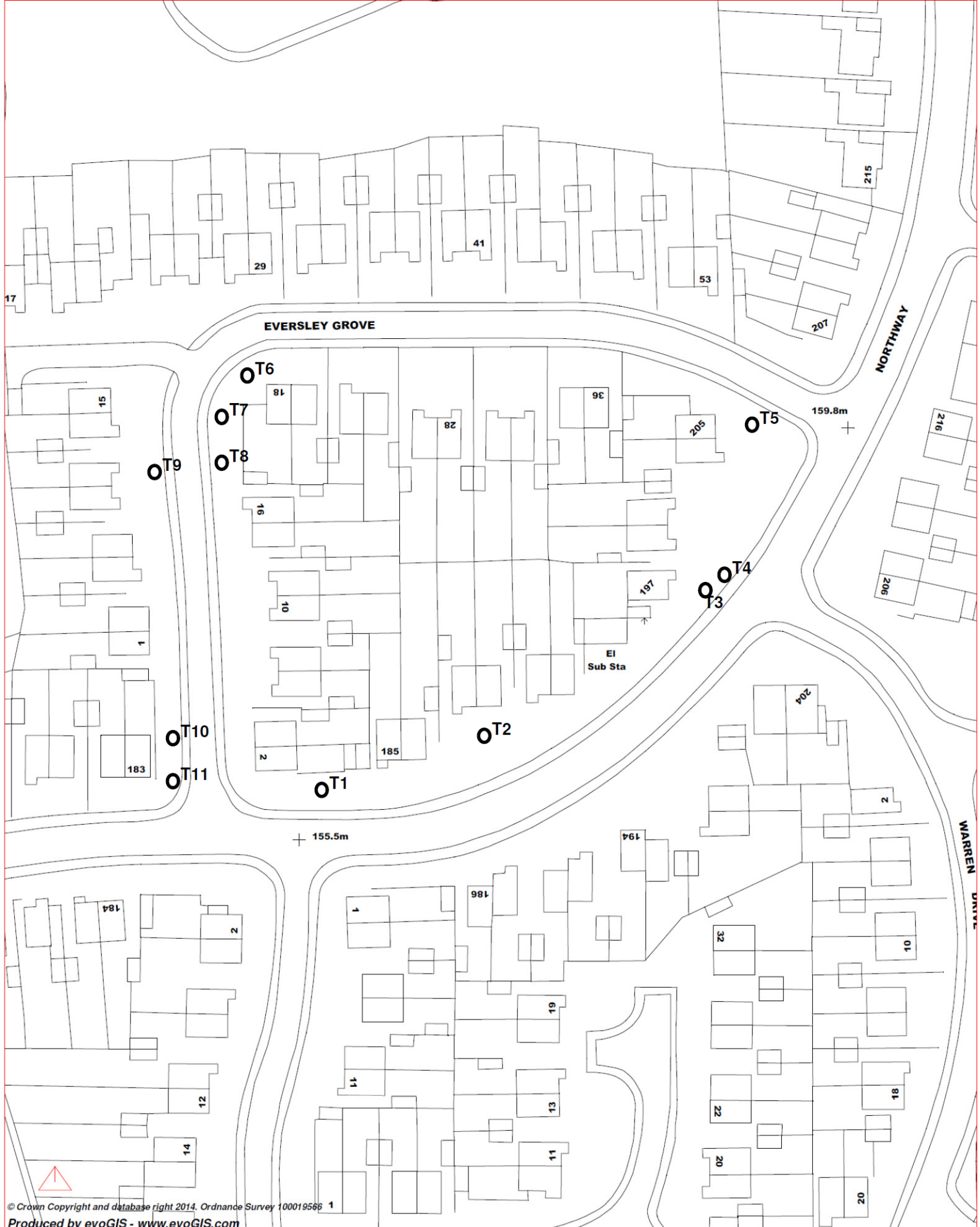
RECOMMENDATION

33. It is recommended that the Tree Preservation Order be confirmed subject to the following modifications:

2. Tree 10 is deleted from the order.

APPENDIX 3.2

Tree Preservation Order Plan and Schedule As Served



Map referred to in the Borough Council of Dudley

Northway/Eversley Grove, Sedgley (TPO/0110/SED)

Tree Preservation Order 2014

SCHEDULE

Specification of trees

Trees specified individually
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Lime	2 Eversley Grove
T2	Lime	Adjacent to boundary between front gardens of 189 and 191 Northway
T3	Whitebeam	197 Northway
T4	Laburnum	197 Northway
T5	Maple	205 Northway
T6	Silver Birch	18 Eversley Grove
T7	Silver Birch	18 Eversley Grove
T8	Silver Birch	18 Eversley Grove
T9	Monkey Puzzle	11 Eversley Grove
T10	Rowan	183 Northway
T11	Silver Birch	183 Northway

Trees specified by reference to an area
(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

Groups of trees
(within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

Woodlands
(within a continuous black line on the map)

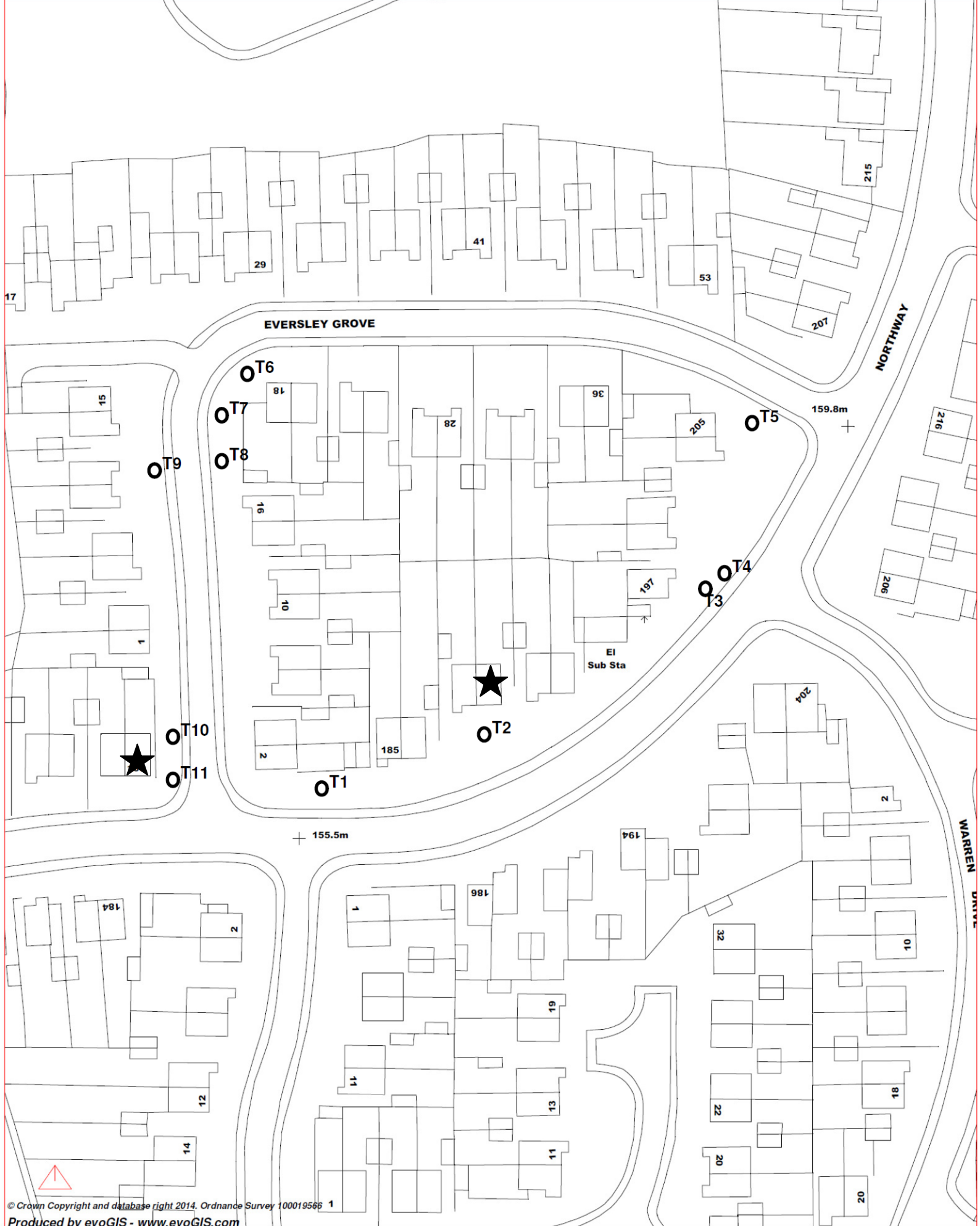
<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

APPENDIX 3.3

Plan Identifying Objectors Properties

★ - *Objection Received from Property*



Map referred to in the Borough Council of Dudley



Northway/Eversley Grove, Sedgley (TPO/0110/SED)

Scale: 1 : 1000

Tree Preservation Order 2014

APPENDIX 3.4

Plan and Schedule Proposed for Confirmation



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Produced by evoGIS - www.evoGIS.com

Map referred to in the Borough Council of Dudley

Northway/Eversley Grove, Sedgley (TPO/0110/SED)



Scale: 1 : 1000

Tree Preservation Order 2014

SCHEDULE

Specification of trees

Trees specified individually
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Lime	2 Eversley Grove
T2	Lime	Adjacent to boundary between front gardens of 189 and 191 Northway
T3	Whitebeam	197 Northway
T4	Laburnum	197 Northway
T5	Maple	205 Northway
T6	Silver Birch	18 Eversley Grove
T7	Silver Birch	18 Eversley Grove
T8	Silver Birch	18 Eversley Grove
T9	Monkey Puzzle	11 Eversley Grove
T10	Rowan	183 Northway
T11	Silver Birch	183 Northway

Trees specified by reference to an area
(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

Groups of trees
(within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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NONE

Woodlands
(within a continuous black line on the map)

Reference on map

Description

Situation

NONE