

# PLANNING APPLICATION NUMBER:P09/0211

Type of approval sought	Tree Preservation Order
Ward	CRADLEY & FOXCOTE
Applicant	Mr Clinton Lloyd
Location:	<b>64, APPERLEY WAY, CRADLEY, HALESOWEN, B63 2PY</b>
Proposal	<b>TO FELL 1 NO. WHITEBEAM.</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## TREE PRESERVATION ORDER NO: D629 (2001) – T123

### SITE AND SURROUNDINGS

1. The tree subject to this application is an early mature whitebeam tree situated in the front garden of 64 Apperley Way. The tree is one of a number of ornamental trees situated in front gardens of the surrounding properties. It is visible in the street scene but due to its limited size and the number of surrounding trees it is considered to provide little in the way of amenity to the surrounding area.

### PROPOSAL

2. Summary of proposals for the works as written on application form is as follows:
  - Fell 1 Whitebeam 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 public representations have been received.

## ASSESSMENT

### Tree(s) Appraisal

Criteria	Tree 1
TPO No.	T123
Species	Whitebeam
Height	5m
Spread	3m
Diameter	120mm
Form	Good
Vigour	Good
Approx Age	Early Mature
Pests / Diseases	None evident.
Canopy	Good
% Deadwood	1%
Cavities	None Evident
Bark	Good
Roots	Poor – severe damage to drains
Overall Health	Good
Visibility	High
Amenity Value	Low

### Further Assessment

6. The applicant has proposed to fell the tree due to the damage that the tree has caused to the drains of his property. In support of his application a drain survey report has been submitted.
7. The drain survey shows that there has been some severe root ingress into the drains runs that run past the tree in front of the property. Out of 9 lengths of drains that were surveyed, 6 had evidence of root ingress, 4 of which had mass root ingress leading to a significant reduction in the performance of the section of drain. Of these 4 drains lengths, 2 had such bad root ingress that it had caused a 100% loss of diameter in the drain.
8. Normally where TPO'd trees are causing problems with drains, it would be expected that repair of the drains is considered prior to the removal of the tree. However, in this case as the tree is considered to provide a low amenity value government guidance states that less justification is required to fell the tree.

9. Due to the proximity of the drains, it is considered that even if the current root masses are removed from the drains it is likely that similar damage will occur again. Also replacement of the drains would be likely to cause substantial damage to the tree almost to the point of de-stabilising it.
10. Overall it is considered that the removal of the tree is justified. As the tree has a low amenity value, there will be little impact on the amenity of the area. Also it is recommended that replacement tree is not planted, as there is a younger whitebeam tree growing adjacent to the tree subject to the application and any tree planted is likely to cause similar problems in the future.

## **CONCLUSION**

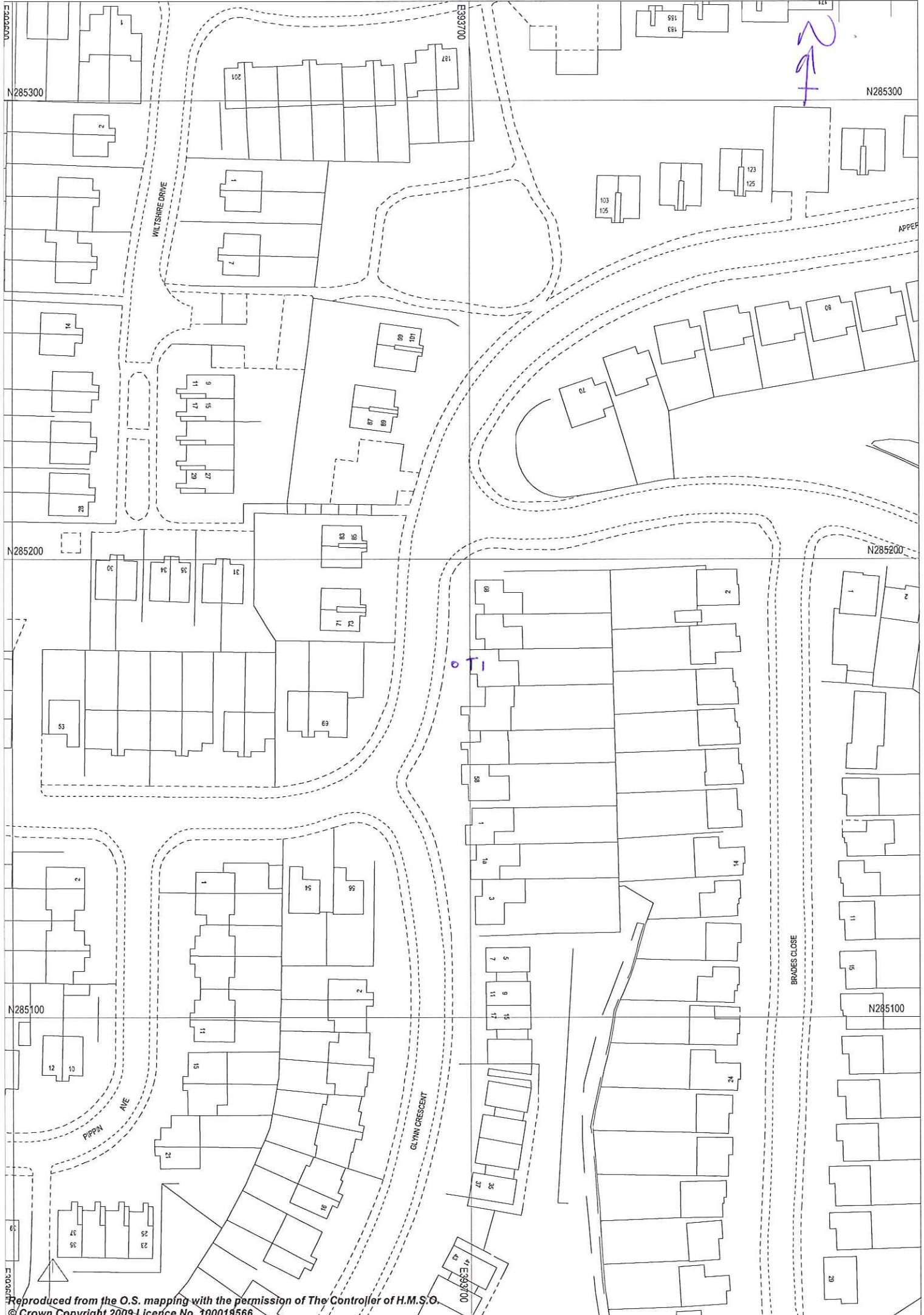
11. The tree subject to this application is causing substantial damage to the drains that run across the front of this property. The applicant has proposed to fell the tree to allow repair of the drains.
12. Normally where it is proposed to remove a TPO'd tree due to problems with drains, it would be expected that the repair of the drains should at least be considered prior to the felling of the tree. However as the tree provides little in the way of public amenity government guidance state that less justification is required in order to warrant the tree's removal.
13. As such it is considered that the felling of the tree is appropriate as there will be little impact on the amenity of the area, whilst allowing the drains to be repaired.
14. The applicant has proposed to plant a replacement tree, however depending on what method is used to repair the drains this may be inadvisable as the problem may reoccur in the future.

## **RECOMMENDATION**

15. It is recommended that application is approved subject to the conditions set out below.

Conditions and/or reasons:

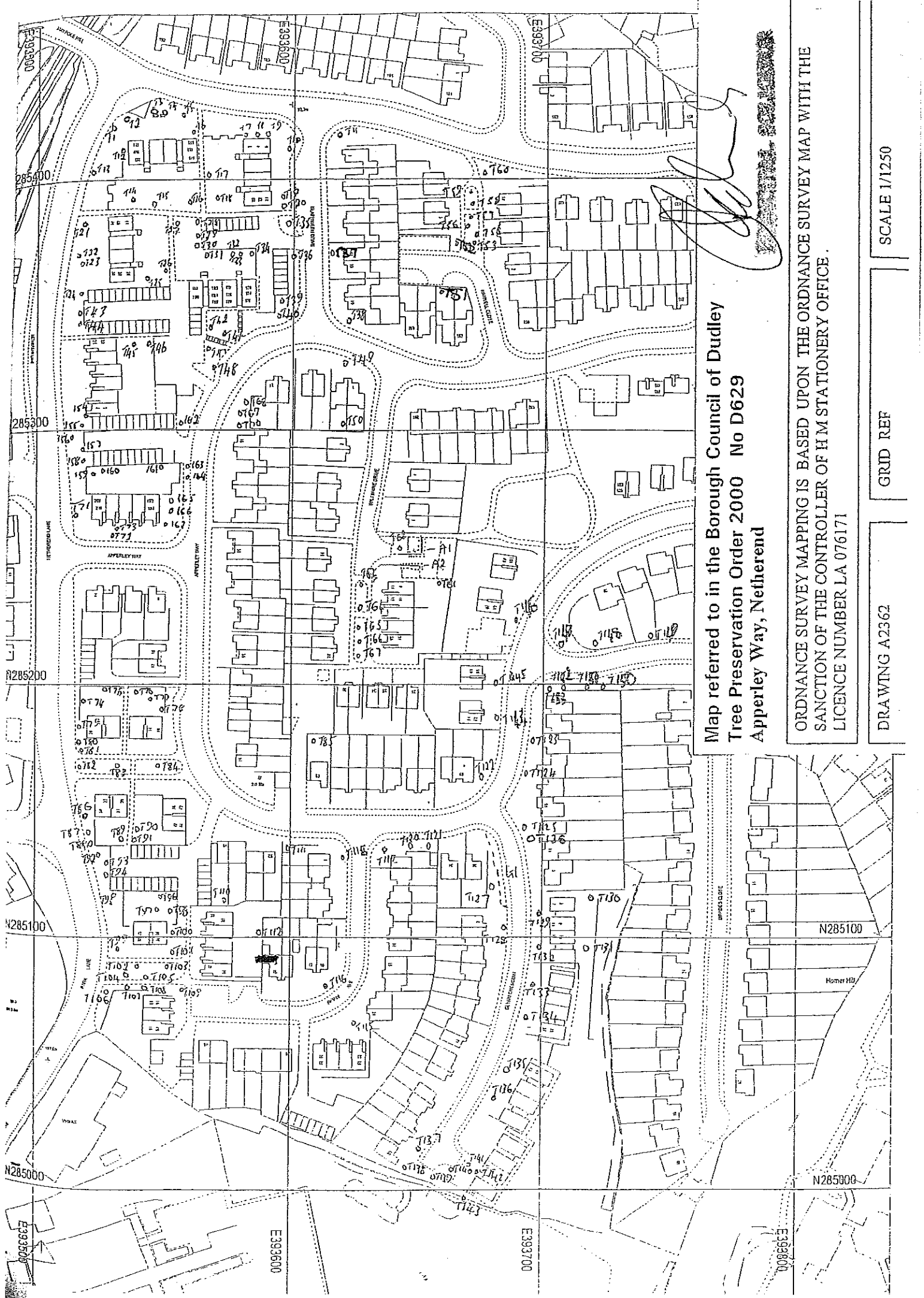
1. The tree works subject of this consent shall be carried out in accordance with British Standard BS 3998:1989 'Recommendations for Treework'.
2. The works hereby approved shall be carried out within 12 months of the date of this decision.



SCHEDULE 1

SPECIFICATION OF TREES

Reference on Map	Description	Situation
	Trees specified individually	
	(Circled in black on the plan)	
T1	Cherry	By electricity sub-station, junction of Netherend Lane/Maypole Hill
T2	Cherry	By electricity sub-station, junction of Netherend Lane/Maypole Hill
T3	Acer	By electricity sub-station, junction of Netherend Lane/Maypole Hill
T4	Acer	By electricity sub-station, junction of Netherend Lane/Maypole Hill
T5	Cherry	149/153 Maypole Hill
T6	Cherry	149/153 Maypole Hill
T7	Silver Birch	2-6 Blaenwern Drive
T8	Silver Birch	2-6 Blaenwern Drive
T9	Silver Birch	2-6 Blaenwern Drive
T10	Rowan	2-6 Blaenwern Drive
T11	Cherry	1 Blaenwern Drive
T12	Silver Birch	167-171 Maypole Hill
T13	Ash	167-171 Maypole Hill
T14	Silver Birch	167-171 Maypole Hill
T15	Silver Birch	167-171 Maypole Hill
T16	Cherry	167-171 Maypole Hill
T17	Silver Birch	8-12 Blaenwern Drive
T18	Cherry	20-24 Blaenwern Drive
T19	Cherry	20-24 Blaenwern Drive
T20	Cherry	20-24 Blaenwern Drive
T21	Cherry	44-48 Netherend Lane
T22	London Plane	32-36 Netherend Lane
T23	Cherry	32-36 Netherend Lane
T24	Cherry	32-36 Netherend Lane
T25	Silver Birch	26-30 Netherend Lane
T26	Silver Birch	26-30 Netherend Lane
T27	London Plane	Open Space, Netherend Lane
T28	Cherry	Open Space, Netherend Lane
T29	Cherry	Open Space, Netherend Lane
T30	Cherry	Open Space, Netherend Lane
T31	Silver Birch	182-188 Apperley Way
T32	Cherry	172-180 Apperley Way
T33	Silver Birch	172-180 Apperley Way
T34	Cherry	170-178 Apperley Way
T35	Cherry	20-24 Blaenwern Drive
T36	Cherry	20-24 Blaenwern Drive



Map referred to in the Borough Council of Dudley  
 Tree Preservation Order 2000 No D629  
 Apperley Way, Netherend

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