

# PLANNING APPLICATION NUMBER:P14/1773

Type of approval sought	Tree Preservation Order
Ward	Kingswinford South
Applicant	Mrs Wendy Evans
Location:	<b>41, SUMMERCOURT SQUARE, KINGSWINFORD, DY6 9QJ</b>
Proposal	<b>FELL 1 NO.SYCAMORE</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## TREE PRESERVATION ORDER NO: TPO 382 (1992) – G2

### SITE AND SURROUNDINGS

1. The tree subject to this application is a mature sycamore tree that is located in the rear garden of 41 Summercourt Square, Kingswinford. The tree is located on a steep bank that rises from the rear of the property to the rear boundaries of the houses in Court Crescent.
2. On the bank there are also 6 pine trees, another sycamore and a beech tree. Due to their elevation all of the trees are visible from Summercourt Square, although the crown of the tree in question is only visible against the crowns of the pine trees behind. As such it has a limited prominence in the street scene. Overall it is considered that the tree provides a moderate amount of amenity to the surrounding area
3. The tree is protected as part of G2 of TPO 382 which was served in 1992. The TPO protects a number of similar mature trees on the estate.

### PROPOSAL

4. Summary of proposals for the works as written on application form is as follows:
  - Fell 1 Sycamore tree.
5. The tree has been marked on the attached plan.

## HISTORY

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

Application No	Proposal	Decision	Date
86/50575	Fell 1 Beech tree and prune 6 sycamores	Approved with conditions	19/06/86
86/51916	Fell 1 Sycamore	Refused	19/03/87
92/50490	Fell 1 sycamore and pine tree	Refused	18/06/92
P05/2445	Prune 3 beech trees	Approved with conditions	27/01/07
P14/1146	Fell 1 sycamore and prune 3 sycamore trees	Approved with conditions	02/09/14

## PUBLIC CONSULTATION

7. A letter of objection has been received from an adjacent resident in Court Crescent. They object to the application on the grounds that the tree is healthy and not posing any threat to the property; that, whilst accepting the trees current limited contribution, should other trees in the group need removing due to their condition this tree could come to the fore and flourish; removal of this tree will have a detrimental impact on the wildlife in the area.

## ASSESSMENT

### Tree(s) Appraisal

<i>Tree Structure</i>	<b>Tree 1</b>
Species	Sycamore
Height (m)	16
Spread (m)	7
DBH (mm)	550
Canopy Architecture	Moderate / Poor - drawn up
Overall Form	Moderate
Age Class <i>Yng / EM / M / OM / V</i>	Mature
<i>Structural Assessment</i>	
Trunk / Root Collar	Good - growing out of steep bank

Scaffold Limbs	Good	
Secondary Branches	Good	
% Deadwood	3%	
Root Defects	None Evident	
Root Disturbance	None Evident	
Other		
Failure Foreseeable Imm / Likely / Possible / No	Whole No	Part No

*Vigour Assessment*

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

*Overall Assessment*

Structure	Good / Moderate	
Vigour	Good	
<b>Overall Health</b>	<b>Good</b>	

**Other Issues**

Light Obstruction	Limited compared with adjacent group	
Physical Damage	None Evident	
Surface Disruption	None Evident	
Debris	Yes	

**Amenity Assessment**

Visible	Yes	
Prominence	Moderate / Low - only visible against more prominent pine trees behind	
Part of Wider Feature?	Yes	
Characteristic of Area	Yes	
<b>Amenity Value</b>	<b>Moderate - as part of group</b>	

Further Assessment

8. The applicant has proposed to fell the tree as they consider it to be a poor specimen, which has little crown growth on it.
9. On inspection the tree was found to be in a good condition with no major defects present. The tree is growing out of a steep bank, and forms a minor part of a wider group consisting of another sycamore, a beech and 6 pine trees.
10. As the tree has grown up in the shade of the slightly older pine trees it has developed a drawn up form with a relatively small, high crown. When viewed from the adjacent

road the canopy of the tree can only be seen against the backdrop of the adjacent pine trees.

11. In considering the application, it is the impact on the public amenity that is the most significant factor. Given the that the crown of this tree is only visible against the crowns of the evergreen pine trees behind, it is not considered that the loss of the tree would have a significantly detrimental impact of the amenity of the area, as its removal would not particularly alter the tree'd appearance of this corner of the estate, and would not create any gaps in the tree line.
12. In response to the objections received, it is not considered that, the removal of the tree will have any detrimental impact on the wildlife habitat of the area due to the number of other trees in the local area, although the applicant will need to ensure that that no nesting birds are disturbed when undertaking the work.
13. It is accepted that the tree is in a good condition and does not currently provide any significant threat to the property; however this in itself is not sufficient grounds to refuse the application.
14. Should other trees need removing to the point that this tree would become prominent, it is considered that this new exposure could increase the chances of this tree failing as it has grown and developed its structural stem and limbs in the shelter of the adjacent trees, as such the retention of this tree in such circumstances would be questionable. Therefore it is not considered that retaining this tree in 'reserve' is sufficient grounds to prevent the approval of an otherwise justified proposal.
15. Overall it is considered that the proposed felling of the tree would have little impact on the public amenity, and therefore it is not considered that there can be any reasonable objection to the proposed felling. As such it is recommended that the application be approved.
16. Given the limited impact on the amenity of the area, it is not considered that the requirement for a replacement tree can be justified in this instance, especially as the adjacent trees will limit the chances of the new tree developing satisfactorily.

## **CONCLUSION**

17. The applicant has proposed to fell the tree as they consider it to be a poor specimen with limited crown growth.

18. The tree was considered to provide a limited amount of amenity to the area as its crown is only visible against the crown of the evergreen pine trees behind. As such it makes a limited contribution to the group within which it stands.
19. Overall it is considered that the proposed felling of the tree would have little impact on the public amenity, and therefore it is not considered that there can be any reasonable objection to the proposed felling. As such it is recommended that the application be approved.

## RECOMMENDATION

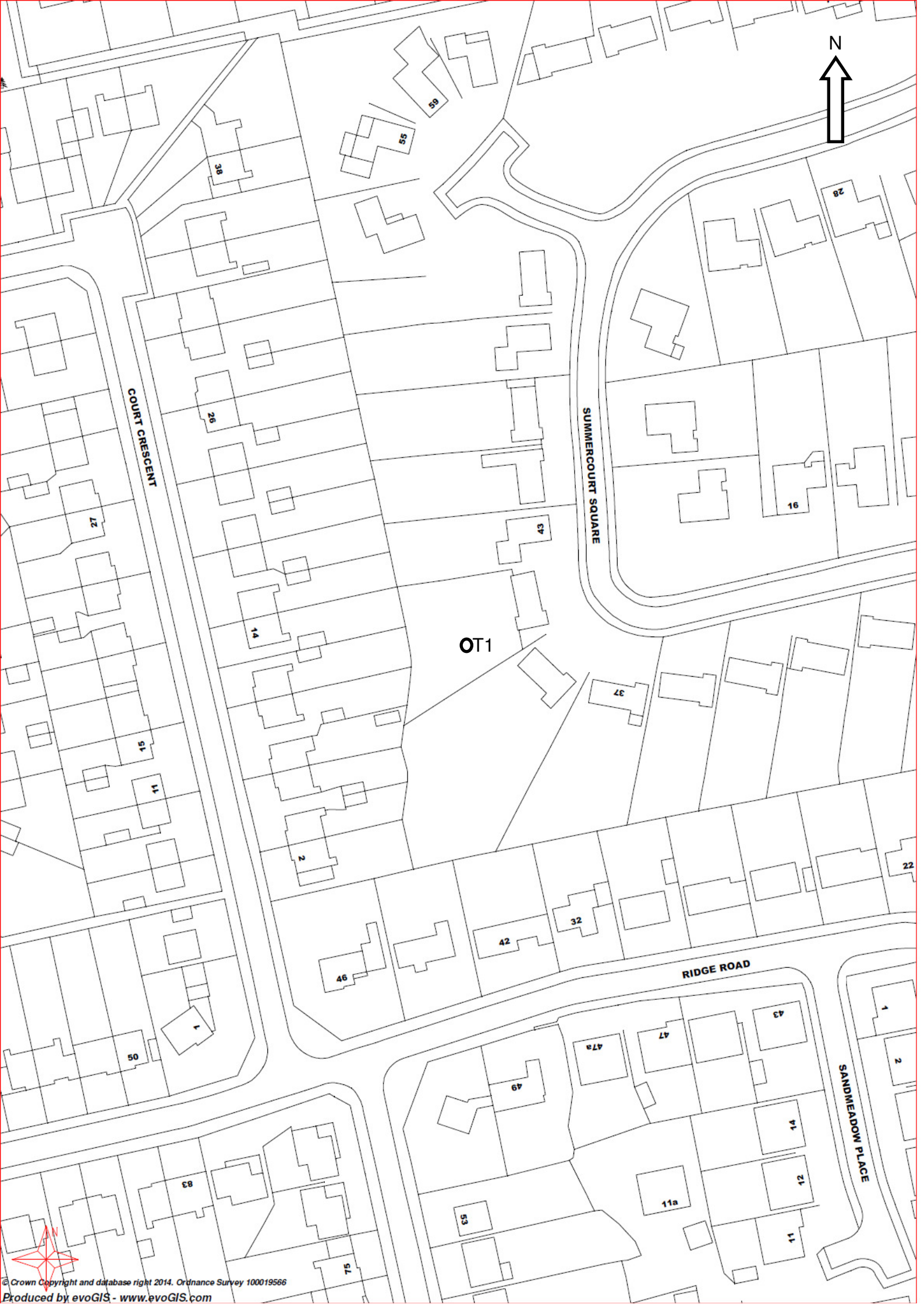
20. It is recommended that the application is APPROVED subject to the stated conditions.

### Reason For Approval

Overall, it is considered that the proposed felling of the sycamore tree is acceptable as it is considered that the removal of the tree will have little impact on the amenity of the area, and as such no reasonable objection can be made to its removal.

### Conditions and/or reasons:

1. The tree works subject of this consent shall be carried out in accordance with British Standard BS 3998:2010 'Recommendations for Treework'.



OT1

COURT CRESCENT

SUMMERCOURT SQUARE

RIDGE ROAD

SANDMEADOW PLACE

