

# PLANNING APPLICATION NUMBER:P12/1519

Type of approval sought	Tree Preservation Order
Ward	Lye and Stourbridge North
Applicant	Black Country Housing Group Ltd
Location:	<b>STAMBERMILL HOUSE, CEMETERY ROAD, LYE, STOURBRIDGE, DY9 8AE</b>
Proposal	<b>FELL 1 HOLLY TREE , CORSICAN PINE TREE AND 1 LABURNUM TREE. RAISE CROWN TO 2 CORSICAN PINE TREES AND 1 BEECH TREE. CROWN THIN 1 CORSICAN PINE TREE. CROWN LIFT 1 YEW TREE. POLLARD 1 LIME TREE. RAISE CANOPY AND CROWN REDUCE 4 LIME TREES. GRIND OUT STUMPS TO 2 LIME TREES AND REMOVE SECONDARY LIMB TO 1 SORBUS AND 1 ASH TREE. CROWN LIFT 1 SCOTS PINE TO 6M</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## TREE PRESERVATION ORDER NO: TPO/0001/LYE (2009) – G1, G2 & T2

### SITE AND SURROUNDINGS

1. The trees subject to this application are 5 mature Lime trees, a mature beech tree, 5 mature pine trees and a yew tree that are located within the grounds of Stambermill House, Cemetery Road, Lye.
2. The trees are visible from the adjacent public highways, and are considered to provide a high to moderate amount of amenity to the area.
3. The trees subject to this application are described as T2, G1 and G2 of TPO/0001/LYE which was served in 2009.

### PROPOSAL

4. Summary of proposals for the works as written on application form is as follows:
  - Fell 1 Pine Tree;
  - Crown lift 4 Pine trees, 1 beech and 1 yew tree;
  - Crown lift and crown reduce 4 lime trees;
  - Pollard 1 lime tree.

5. The trees have been marked on the attached plan.
6. The application also proposed to undertake works to other trees on the site. However on inspection only the trees listed above were found to be protected. As such no consideration has been given to the other trees.

## HISTORY

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

Application No	Proposal	Decision	Date
P05/1991	Prune various trees	Approved with conditions	26/09/2005
P12/0219	Fell 2 Lime trees	Withdrawn	03/04/2012

## PUBLIC CONSULTATION

8. No public representations have been received.

## ASSESSMENT

### Tree(s) Appraisal

<i>Tree Structure</i>	<b>Tree 1</b>	<b>Tree 2</b>	<b>Tree 3</b>	<b>Tree 4</b>
Species	Pine	Pine	Beech	Lime
Height (m)	15	15	13	12
Spread (m)	9	9	8	6
DBH (mm)	650	650	700	600
Canopy Architecture	Good	Good	Good	Moderate - Old Pollard
Overall Form	Good	Good	Good	Moderate
Age Class <i>Yng / EM / M / OM / V</i>	Mature	Mature	Mature	Mature

### *Structural Assessment*

Trunk / Root Collar	Good	Good	Good	Good
Scaffold Limbs	Good	Good	Good	Moderate - old pollard
Secondary Branches	Good	Good	Good	Good
% Deadwood	5%	5%	3%	7%

Root Defects	None Evident		None Evident		None Evident		None Evident	
Root Disturbance	None Evident		None Evident		None Evident		None Evident	
Other								
Failure Foreseeable Imm / Likely / Possible / No	Whole No	Whole No	Whole No	Whole No	Whole No	Whole No	Whole No	Whole No

*Vigour Assessment*

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

*Overall*

*Assessment*

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

**Other Issues**

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

**Amenity**

**Assessment**

Visible	Yes	Yes	Yes	Yes
Prominence	High	High	High	Moderate
Part of Wider Feature?	No	No	Yes	Yes
Characteristic of Area	Yes	Yes	Yes	Yes
<b>Amenity Value</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>Moderate</b>

<i>Tree Structure</i>	<b>Tree 5</b>	<b>Tree 6</b>	<b>Tree 7</b>	<b>Tree 8-11</b>
Species	Yew	Pine	Pine	Lime x 4
Height (m)	5	15	8	15
Spread (m)	5	7	4	6
DBH (mm)	250	650	450	Multiple @ 150-200
Canopy Architecture	Moderate – suppressed	Good	Poor – Major acute angled and included	Moderate

			fork	
Overall Form	Good	Good	Moderate	Moderate
Age Class <i>Yng / EM / M / OM / V</i>	Mature	Mature	Mature	Mature

*Structural  
Assessment*

Trunk / Root Collar	Good	Good	Moderate - Large area wounded stem. Has callused over	Good / Moderate
Scaffold Limbs	Good	Good	Good	Good
Secondary Branches	Good	Good	Good	Good
% Deadwood	3%	5%	5%	9%
Root Defects	None Evident	None Evident	None Evident	None Evident
Root Disturbance	None Evident	None Evident	None Evident	None Evident
Other				
Failure Foreseeable Imm / Likely / Possible / No	Whole No	Whole No	Whole No	Whole No
			Whole Possible	Whole Possible

*Vigour Assessment*

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

*Overall  
Assessment*

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

Other Issues

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

Amenity  
Assessment

Visible	Yes	Yes	Yes	Yes
Prominence	Low	Moderate	Moderate	Moderate / High

Part of Wider Feature?	Yes	Yes	Yes	Yes
Characteristic of Area	Yes	Yes	Yes	Yes
Amenity Value	Moderate	Moderate	Moderate	Moderate / High

<i>Tree Structure</i>	<b>Tree 12</b>
Species	Pine
Height (m)	10
Spread (m)	6
DBH (mm)	450
Canopy Architecture	Moderate
Overall Form	Moderate
Age Class <i>Yng / EM / M / OM / V</i>	Mature

*Structural Assessment*

Trunk / Root Collar	Good	
Scaffold Limbs	Good	
Secondary Branches	Good	
% Deadwood	5%	
Root Defects	None Evident	
Root Disturbance	None Evident	
Other		
Failure Foreseeable <i>Imm / Likely / Possible / No</i>	Whole No	Whole No

*Vigour Assessment*

Vascular Defects	None Evident
Foliage Defects	None Evident
Leaf Size	Good
Foliage Density	Good
Other	

*Overall Assessment*

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

**Other Issues**

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

**Amenity**

**Assessment**

Visible	Yes
Prominence	Moderate / Low
Part of Wider Feature?	No
Characteristic of Area	Yes
<b>Amenity Value</b>	<b>Moderate</b>

**Further Assessment**

9. The applicant has proposed to undertake various works to the trees on the site as part of their ongoing maintenance of the trees in order to reduce the impacts of the trees on the residents of the property, and to ensure the trees are retained in a good condition for the future.
10. The works proposed to Trees 1-3 and Trees 5-6 involve minor crown lifting, and in the case of Tree 6, minor crown thinning. The proposed works are all acceptable as they will have minimal impact on the shape and form of the trees; will have no impact on the overall health of the trees and will serve to remove and minor branches that are hanging low over the car park. It is recommended that these works are approved.
11. The applicant has proposed to re-pollard Tree 4, as it has developed a leggy crown due to competition from the adjacent trees. This has resulted in long, slender limbs that have the potential to fail. It is proposed that following the pollarding of the tree it will be maintained as a pollard tree at a lower level. Whilst the proposed pollarding of the tree will reduce the individual amenity value of the tree, it is not considered that the works will have any significant impact on the amenity value of the wider group. As such it is recommended that the proposal to pollard this tree is approved.
12. It is proposed to fell Tree 7 due to concerns about its safety. On inspection it was noted that the main fork of the tree has formed at an acute angle with included bark. Such acute angled forks are well known areas of failure. Given the location of the tree, and its proximity to the adjacent building it is considered that the felling of the

tree is appropriate. As the tree is located at the back of the wider group of trees (when viewed from the road) it is considered that the removal of this tree will have a minimal impact on the amenity value of the group. Given the number of trees on site it is not considered that a replacement tree is required.

13. Trees 8-11 are a group of 4 lime trees that are located adjacent to the boundary of the site with the public footpath and the rear gardens of the properties in Green Lane. It is proposed to crown reduce the trees by 20% and crown lift them to 4 metres in order to keep that at a size appropriate for their location. It is considered that the proposed works are acceptable. Whilst the pruning of the trees will make them noticeably smaller, they will still be significant features in the area and will continue to provide a good amount of amenity to the surrounding area.
14. Tree 12 is a medium sized Scots Pine tree that is located adjacent to the flats and close to the boundary with the access drive for the Cemetery. It is proposed to crown lift the tree to provide clearance from the guttering of the adjacent building. The works are minor and will have little impact on the health or amenity value of the tree.
15. Overall it is considered that the proposed works are all acceptable and as such it is recommended that the application is approved.

## **CONCLUSION**

16. The applicant has proposed to prune various trees across the site and to fell a pine trees. The proposed pruning is all considered to be part of good management of the trees and is considered to be acceptable.
17. It is considered that the proposed felling of the pine tree is acceptable due to the presence of a known defect at the main fork. It is not considered that the felling of this tree will have any significant impact on the amenity of the area. Given the number of trees on site it is not considered that a replacement tree is required.
18. Overall it is considered that all of the proposed works are appropriate and justified. As such it is recommended that the application is approved.

## RECOMMENDATION

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

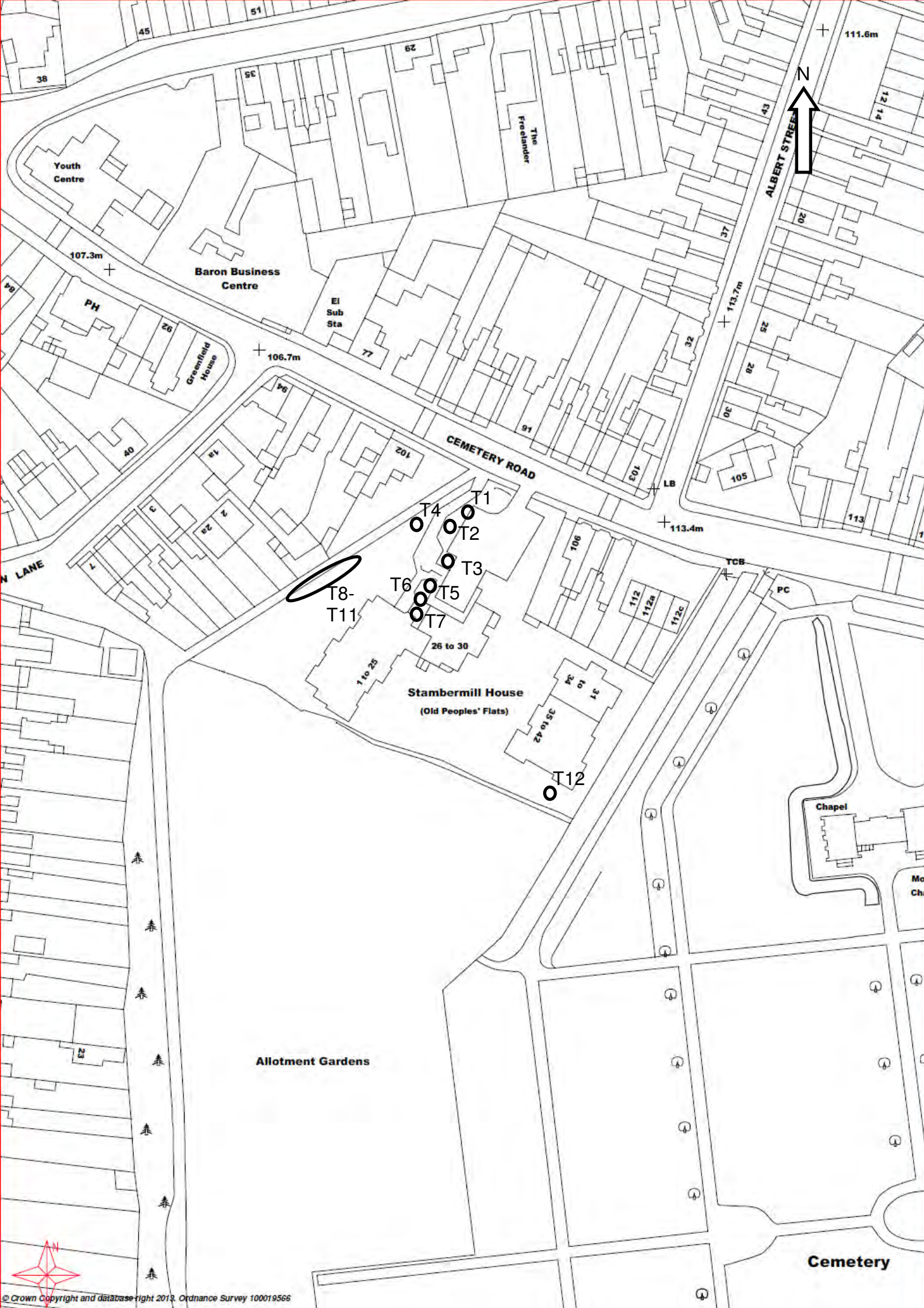
### Reason For Approval

Overall it is considered that the proposed works are justified and appropriate by virtue of the condition of the trees and their locations. The proposed works will have little impact on the amenity of the area, whilst ensuring the trees are maintained in a

### 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'.





ALBERT STREET

CEMETERY ROAD

Stambermill House  
(Old Peoples' Flats)

Allotment Gardens

Cemetery

Youth Centre

Baron Business Centre

El Sub Sta

The Freelanders

PH

Greenfield House

T8-T11

T4

T1

T2

T3

T6

T5

T7

T12

