

PLANNING APPLICATION NUMBER:P12/1450

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| Type of approval sought | Tree Preservation Order |
| Ward | Brockmoor & Pensnett |
| Applicant | L.C.P. |
| Location: | LCP HOUSE (BUILDING 36), FIRST AVENUE, PENSNETT TRADING ESTATE, KINGSWINFORD, DY6 |
| Proposal | FELL 12 LEYLANDII TREES. FELL 3 MULTI-STEM ASH SEEDLINGS. COPPICE 8 MULTI-STEM WILLOW TREES AND 30 SINGLE STEM WILLOW TREES. CROWN LIFT ALL TREES TO A HEIGHT OF 5 METRES ALONG BOUNDARY FENCE FROM 46 HINSFORD CLOSE OVER 30 METRES AS ON PLAN. CROWN LIFT ALL TREES TO A HEIGHT OF 3.6 METRES ALONG STALLINGS LANE AS ON PLAN. POLLARD 1 WILLOW TREE. |
| Recommendation Summary: | APPROVE SUBJECT TO CONDITIONS |

TREE PRESERVATION ORDER NO: D 251 (1988) – W1

SITE AND SURROUNDINGS

1. This application proposed to undertake various woodland management works to the tree on the embankment that is situated between the Pensnett Trading Estate and the rear boundaries of the residential; properties at 34-50 Hinsford Close.
2. The wooded embankment is predominantly comprised of willow, hawthorn, birch and field maple. It slopes down from the trading estate to the rear boundaries of the adjacent residential properties. The change in ground level is approximately six metres.

PROPOSAL

3. Summary of proposals for the works as written on application form is as follows:
 - Coppice 37 crack willows to ground level;
 - Pollard 1 willow to 1.5 metres;

- Crown lift trees along rear boundary of 46 Hinsford Close to a height of 5 metres;
- Fell line of leylandii adjacent to the rear of 44 Hinsford Close;
- Crown lift all trees along the boundary with stalling lane to provide 3.6 metres clearance from ground level.

4. The area has been marked on the attached plan.

HISTORY

26. There has been one previous tree preservation order application in the vicinity to this site.

| Application No | Proposal | Decision | Date |
|----------------|---|--------------------------|----------|
| P08/1708 | Various woodland management works to woodland at the rear of 10-36 Hinsford close | Approved with conditions | 06/01/09 |

PUBLIC CONSULTATION

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

ASSESSMENT

Tree(s) Appraisal

28. Due to the number of trees on the site and the nature of the proposals, an individual assessment of all of the trees would be of little use and would take a disproportionate amount of time. As such a general description of the wooded embankment is provided below.
29. The embankment appears to have been planted around the same time of the development of the units in this section of the trading estate. It contains mixed deciduous species, comprising of crack willow, goat willow, hawthorn, birch, ash and field maple.
30. ~The majority of the willow trees are planted on the lower section of the embankment with the upper part being comprised of mainly hawthorn, birch and field maple.

31. At the rear of 44 Hinsford Close there is a row of 12 leylandii trees that appear to have been planted by a resident of 44 Hinsford Close in the past.
32. The tallest elements of the woodland, generally the crack willow, are approximately 11 metres high with the general body of the trees being approximately 5 – 7 metres high.
33. The current density of the trees has resulted in many of them developing drawn up forms, as they have competed with each other for the light.
34. In terms of health the trees are all vigorous, and will continue to compete with each other until large trees attain dominance. However as they will be tall and spindly they would be more prone to catastrophic failure during unsettled weather.

Further Assessment

35. The applicant has proposed various works to the trees on the embankment in order to bring them back into good management and allow the healthy development of the wooded area in the future.
36. The proposals for the area include:
 - Coppice 37 crack willows to ground level;
 - Pollard 1 willow to 1.5 metres;
 - Crown lift trees along rear boundary of 46 Hinsford Close to a height of 5 metres;
 - Fell line of leylandii (12 trees) adjacent to the rear of 44 Hinsford Close;
 - Crown lift all trees along the boundary with stalling lane to provide 3.6 metres clearance from ground level.
37. The proposals generally aim to manage the trees so as they will have more space to develop, and not be forced to grow upwards to get to sufficient light. If this is allowed the trees should be less prone to failure, will block less light from the rear gardens and will ultimately be not be as overbearing to the adjacent residents.
38. The coppicing of the 37 willows is considered to be the only works that will have any significant impact on the visual appearance of the embankment.
39. The proposed crown lifting and the removal of the leylandii trees will not have any impact on the public appearance of the embankment and will therefore have no impact on the public amenity of the area.

40. The coppicing of the crack willow trees will have a noticeable impact on the visual appearance of the bank; however due to the presence of the other trees on the embankment it will still have the appearance of a wooded embankment, albeit with some newly formed gaps. These gaps will soon close as the willow trees re-grow to develop new canopies at lower level.
41. Similar works were undertaken on an adjacent area of the embankment in 2009 and there has been considerable re-growth.
42. Also due to the presence of the other trees on the embankment there effective screen between the properties and the industrial units on the trading estate will be maintained.
43. The coppicing of the crack willow trees is considered to be appropriate management of the trees as if they are left to grow; they will become increasingly more prone to failure in unsettled weather due to the brittle nature of their timber. As such the coppicing of the trees will encourage re-growth at a lower level and allow their safe retention for a number of years.
44. Overall the works are considered to be good woodland a management that is required to bring the embankment back into a good condition following years of insufficient management.

CONCLUSION

45. The applicant has proposed a wide ranging series of woodland management works to improve the quality of the wooded embankment at the rear of 34 – 50 Hinsford Close.
46. Overall the works are considered to be beneficial to the embankment and should ensure the safe retention of the trees as well as reduce the shading problems that the trees cause to the adjacent residents. As there are significant trees that are to be retained on the embankment the effective screen between the residential properties and the units on the trading estate will be maintained. As such it is recommended that the proposed works are approved.

RECOMMENDATION

47. It is recommended that application is approved subject to the stated conditions.

Reason For Approval

48. The proposed works form part of a scheme of woodland management that has been proposed in order to ensure the long term health of the trees on the embankment. It is considered that the proposed works are acceptable and should ensure the safe retention of the trees as well as reduce the shading problems that the trees cause to the adjacent residents. As there are significant trees that are to be retained on the embankment the effective screen between the residential properties and the units on the trading estate will be maintained.

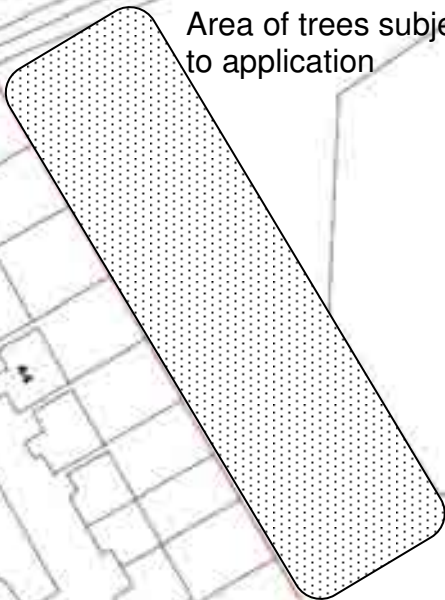
Conditions and/or reasons:

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



STALLINGS LANE
Ward 501

Area of trees subject to application



WINSFORD CLOSE