

# PLANNING APPLICATION NUMBER:P13/0116

Type of approval sought	Tree Preservation Order
Ward	Belle Vale
Applicant	Mr D. Saunders
Location:	<b>LAND TO THE REAR OF 32 LINNET CLOSE, HALESOWEN WEST MIDLANDS, B62 8TW</b>
Proposal	<b>FELL 5 SYCAMORE TREES. CROWN REDUCE 1 SYCAMORE TREE BY 25%; CROWN LIFT 1 SYCAMORE TREE TO 4 METRES; CROWN LIFT 2 SYCAMORE TREES TO 4 METRES AND CROWN THIN BY 20%.</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

1. The trees subject to this application are 6 early mature sycamore trees and 3 mature sycamore trees that are located on the former railway embankment behind 32 Linnet Close, Halesowen. The trees form part of a linear feature of trees that runs along the railway embankment. The group of trees is highly viable in the area above the adjacent properties. As part of the wider group the trees collectively provide a high amount of amenity to the area, but on an individual level the trees subject to this application provide a low to moderate amount of amenity to the area.
2. The trees are protected under W1 of TPO 139 that was served in 1983.

## PROPOSAL

3. Summary of proposals for the works as written on application form is as follows:
  - Fell 5 sycamore trees (T3, T4, T5, T6 & T7);
  - Crown lift 1 sycamore tree (T2);
  - Crown lift and crown thin 2 sycamore trees (T8 & T9);
  - Crown reduce 1 Sycamore Tree (T1).
4. The trees have been marked on the attached plan.

## HISTORY

5. There have been no previous Tree Preservation Order applications on these trees.

## PUBLIC CONSULTATION

6. 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	Sycamore	Sycamore	Sycamore	Sycamore
Height (m)	12	8	7	5
Spread (m)	6	4	3	3
DBH (mm)	500	300	250	250
Canopy Architecture	Good	Moderate	Moderate	Moderate
Overall Form	Good	Good	Poor – Suppressed	Poor – Suppressed
Age Class <i>Yng / EM / M / OM / V</i>	Mature	Early Mature	Early Mature	Early Mature

### *Structural Assessment*

Trunk / Root Collar	Good		Good		Good		Good	
Scaffold Limbs	Good		Good		Good		Good	
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	Part No	Whole No	Part No	Whole No	Part No	Whole No	Part 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	Not In Leaf		Not In Leaf		Not In Leaf		Not In Leaf	
Foliage Density	Not In Leaf		Not In Leaf		Not In Leaf		Not In Leaf	
Other								

*Overall  
Assessment*

Structure	Good	Good	Good	Good
Vigour	Good	Good	Good	Good
<b>Overall Health</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Good</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	Moderate / High	Moderate / High	Moderate	Moderate
Part of Wider Feature?	Yes	Yes	Yes	Yes
Characteristic of Area	Yes	Yes	Yes	Yes
<b>Amenity Value</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Low</b>	<b>Low</b>

<i>Tree Structure</i>	<b>Tree 5</b>	<b>Tree 6</b>	<b>Tree 7</b>	<b>Tree 8</b>
Species	Sycamore	Sycamore	Sycamore	Sycamore
Height (m)	7	5	6	12
Spread (m)	3	2	3	6
DBH (mm)	250	150	200	300 & 200
Canopy Architecture	Moderate – previously topped	Poor– suppressed	Poor – suppressed	Moderate
Overall Form	Poor	Poor	Poor	Moderate / Good
Age Class <i>Yng / EM / M / OM / V</i>	Early Mature	Early Mature	Early Mature	Mature

*Structural  
Assessment*

Trunk / Root Collar	Good	Good	Good	Good
Scaffold Limbs	Moderate – previously topped	Good	Moderate – horizontal limb on back side with excessive	Good

									decay	
Secondary Branches	Good		Good		Good		Good		Good	Good
% Deadwood	3%		5%		5%		5%		5%	5%
Root Defects	None Evident		None Evident		None Evident		None Evident		None Evident	None Evident
Root Disturbance	None Evident		None Evident		None Evident		None Evident		None Evident	None Evident
Other										
Failure Foreseeable Imm / Likely / Possible / No	Whole No	Part No	Whole No	Part No	Whole No	Part Possible	Whole No	Part No		

*Vigour Assessment*

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

*Overall Assessment*

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

Other Issues

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

Amenity Assessment

Visible	Yes		Yes		Yes		Yes		Yes	Yes
Prominence	Low		Low		Low		Low		Moderate / High	Moderate / High
Part of Wider Feature?	Yes		Yes		Yes		Yes		Yes	Yes
Characteristic of Area	Yes		Yes		Yes		Yes		Yes	Yes
<b>Amenity Value</b>	<b>Low</b>		<b>Low</b>		<b>Low</b>		<b>Low</b>		<b>Moderate</b>	<b>Moderate</b>

<i>Tree Structure</i>	<b>Tree 9</b>
Species	Sycamore
Height (m)	12
Spread (m)	6

DBH (mm)	250 & 200
Canopy Architecture	Moderate
Overall Form	Good
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      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
Vigour	Good
<b>Overall Health</b>	<b>Good</b>

**Other Issues**

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

**Amenity Assessment**

Visible	Yes
Prominence	Moderate / High
Part of Wider Feature?	Yes

Characteristic of Area	Yes
<b>Amenity Value</b>	<b>Moderate</b>

### Further Assessment

7. The applicant has proposed to undertake the various works to the trees in order to allow more light to the rear of their property.
8. The trees subject to this application form part of a linear woodland that is situated on the sides and top of a former railway embankment that rises up from the rear boundaries of the properties in Linnet Close. At the rear of the applicants property the top of the embankment is approximately 7 metres higher than the rear garden of the property. The trees subject to the application are all growing along the upper part of the embankment.
9. The applicant has proposed to prune the better trees and to remove a number of the smaller and poorer formed trees in order to create gaps in the trees to allow more light through to the rear garden and windows of their property.
10. It is considered that the trees that are proposed to be felled are all of a low amenity value, due to their limited size and also their poor form. The trees have grown up in competition with each other and as such have developed a poor suppressed form. As such these trees will never develop into good trees and it is considered that their removal is appropriate. The applicant has proposed to plant 4 hawthorn trees as replacements, which will be distributed across the embankment at the rear of the property.
11. The proposed pruning is relatively minor, with one tree being reduced by 25%, one tree being slightly crown lifted and the other two trees being crown lifted and crown thinned. These works are all considered appropriate and will not have any detrimental impact on the amenity of the area or the long term health of the trees, whilst increasing the amount of light received by the property.
12. Overall it is considered that the proposed works are all acceptable and as such it is recommended that the application is approved.

## CONCLUSION

13. The applicant has proposed to fell 5 sycamore trees and to prune 4 sycamore trees in order to increase the amount of light that reaches the rear garden and elevation of the property.
14. The 5 trees to be felled are all suppressed and poorly formed trees. As such it is not considered that there will be any detrimental impact on the amenity of the area as a result of the felling.
15. The proposed pruning is relatively minor and the trees to be pruned will still continue to provide a useful amount of amenity to the area for years to come.
16. 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

17. 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 state appropriate for their locations.

### 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'.
2. Four replacement trees shall be planted between the beginning of November and the end of March, within 1 year of felling (and replanted if necessary) and maintained until satisfactorily established. The size, species and location of the replacement trees shall be agreed in writing with the Local Planning authority prior to the felling of the trees to which this application relates.



T1-  
T9

CLOSE

BT Sub Sta

LINNET CLOSE

MADEN HILL ROAD

107.0m

107.9m