

PLANNING APPLICATION NUMBER:P13/0125

Type of approval sought	Tree Preservation Order
Ward	Norton
Applicant	Mrs L. Priddey
Location:	PASTURE COTTAGE, RACECOURSE LANE, NORTON, STOURBRIDGE, DY8 2RD
Proposal	FELL 1 CONIFER TREE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The tree subject to this application is a mature cypress conifer tree that is located at the bottom of the rear garden of Pasture Cottage, Racecourse Lane. The tree is a medium sized specimen, but is not prominently visible from either Racecourse Lane, or Landsgate. It is considered that the tree provides a low amount of amenity to the surrounding area.
2. The tree is protected under Area 17 of TPO 652 that was served in 2001.

PROPOSAL

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

HISTORY

5. There have been two previous tree preservation order applications on the site.

Application No	Proposal	Decision	Date
P08/1088	Prune 1 Oak Tree	Approved with conditions	03/07/08
P10/0649	Prune 2 Sycamore Trees	Approved with conditions	06/07/10

PUBLIC CONSULTATION

6. No public representations had been received at the time of writing the report. Any representations that are received prior to the committee will be included in the pre-committee notes.

ASSESSMENT

Tree(s) Appraisal

<i>Tree Structure</i>	Tree 1	
Species	Leyland Cypress	
Height (m)	9	
Spread (m)	4	
DBH (mm)	350	
Canopy Architecture	Good	
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	1%	
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
Overall Health	Good

Other Issues

Light Obstruction	Yes - to neighbour
Physical Damage	None Evident
Surface Disruption	None Evident
Debris	Yes

Amenity

Assessment

Visible	Yes
Prominence	Low
Part of Wider Feature?	No
Characteristic of Area	No
Amenity Value	Low

Further Assessment

7. The applicant has proposed to fell the tree due to the shading it casts over the vegetable patch.
8. On inspection the tree was found to be in a good condition with no major defects present.
9. The tree is only just visible from Racecourse Lane, through the crowns of other trees. The tree is more publicly visible from the adjacent Landsgate, but it is not prominent in the street scene. Overall it is considered that the tree provides a low amount of amenity to the surrounding area.
10. Government guidance states that where a tree provides a low amount of amenity to the local area, the justification required to fell the tree should be similarly low. As such it is considered that there can be no reasonable objection to the removal of this tree.
11. As there are already a number of other trees in the garden, and given the available planting opportunities; it is not considered that a replacement tree would ever be able to provide much in the way of amenity. As such a replacement tree should not be required.

12. Overall it is recommended that the application to fell the tree is approved.

CONCLUSION

13. The cypress tree subject to this application provides a low amount of amenity to the surrounding area given its location and its lack of public prominence.

14. Given the low amenity value it is not considered that any reasonable objection could be raised to the proposed felling of the tree. Also due to the limited planting opportunities and the number of other trees at the property it is not considered that a replacement tree should be required.

RECOMMENDATION

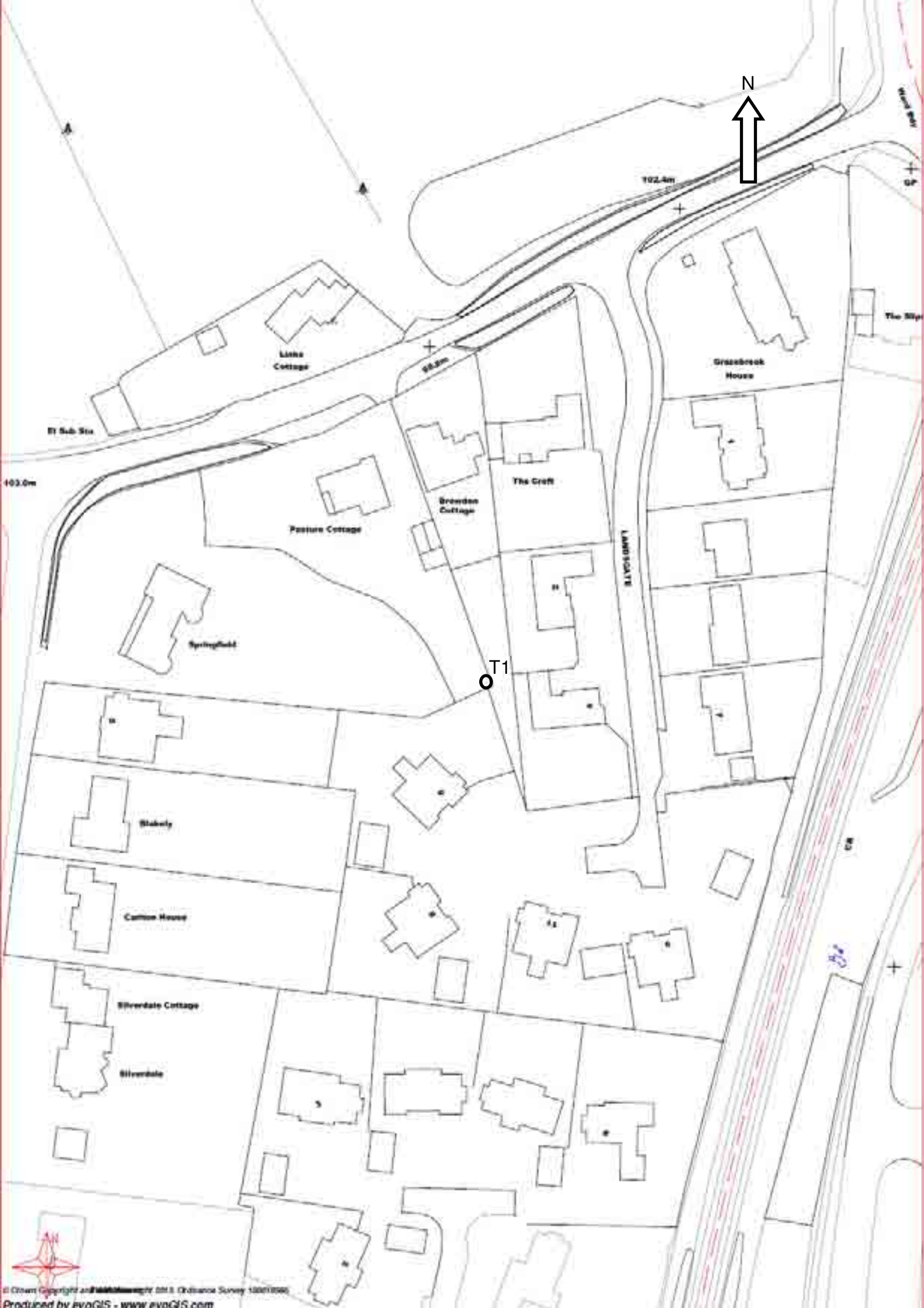
15. It is recommended that the application is approved subject to the stated conditions.

Reason for Approval

16. The cypress tree provides a low amount of public amenity to the local area. As such it is not considered that there can be any reasonable objection to the removal of the tree.

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'.



BT Sub Site

Links Cottage

102.4m

88.0m

Grazebrook House

103.0m

Pasture Cottage

The Craft

Browden Cottage

LAMBTON

Springfield

T1

Stables

Cotton House

Silverdale Cottage

Silverdale