

# **PLANNING APPLICATION NUMBER:P06/0165**

Type of approval sought	Tree Preservation Order
Ward	Brockmoor & Pensnett
Applicant	London & Cambridge Properties Ltd
Location:	<b>LAND ADJACENT DUDLEY RD, &amp; DREADNOUGHT ROAD, PENSNETT TRADING ESTATE, KINGSWINFORD, WEST MIDLANDS</b>
Proposal	<b>PRUNING OF VARIOUS TREES OF DIFFERENT SPECIES</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## **TREE PRESERVATION ORDER NO: D448 (1995) –A1 & D603 (2000) – A1**

### **SITE AND SURROUNDINGS**

21. The trees subject to this application are situated within the Pensnett Trading Estate. For the purpose of this report, they have been divided into three distinct areas; Compartment 1, Compartment 2 and the Woodland Screening adjacent to Dreadnought Road.
22. Compartment 1 – this group of trees is comprised of 85 birch trees that were planted as a group approximately 40 years ago and the tallest trees have attained a height of 18 metres with the average stem diameter at breast height (DBH) being 20 cm. these trees are planted directly behind 69 – 85 Dudley Road and provide a visual screen from the rear of these properties.
23. Compartment 2 – this is a group of 76 young trees that are planted directly behind Compartment one. The group is comprised of Sweet Chestnut, Scots Pine, Field Maple, English Oak, Paperbark Maple, Silver Birch, False Acacia, Red Oak, Beech and Crab Apple. On average the trees are approximately 6 metres tall, with an average DBH of 10 – 15cm.
24. Woodland Screening adjacent to Dreadnought Road – This is a strip of woodland that has grown up on the sloping bank that extends from the North Eastern side of Dreadnought Road down to the large area of currently unoccupied land. The woodland is comprised of Silver Birch, Sycamore, Goat Willow, Hawthorn, Elderberry and Ash. This group currently provides a good visual screen from the properties on the opposite side of Dreadnought Road, and also a number of properties on the southern side of Dudley Road and on The Plantation.

## PROPOSAL

25. The applicant has requested a generic permission to carry out works on a number of the trees. The details are listed below.
26. Compartment 1 – There are no pruning works required in this area, however an application for the felling of a number of trees has been sought by a separate application.
27. Compartment 2 – The applicant would like a generic permission to crown lift the trees, and crown clean the trees as required. This formative pruning is required to ensure that the trees develop with well balanced and healthy crowns.
28. Woodland Screening adjacent to Dreadnought Road – The applicant would like a generic permission to crown lift all of the trees that are overhanging the public footpath to 3.5 metres to allow sufficient pedestrian clearance with a suitable growing margin. Also they are asking for permission to prune the trees back to provide sufficient clearance from the telephone wires.
29. The trees have been marked on the attached plan.

## HISTORY

30. There has been one previous Tree Preservation Order application on this site.

<i>Site History</i>		
Application No	99/50860	04/06/99
Proposal	Removal of existing preserved trees and regarding / mounding of existing landscaped area and plating of new trees	Approved with conditions

## PUBLIC CONSULTATION

31. At the time of writing three objections have been received to this application. Two have been received from local residents, and an objection has been received from Ian Austin MP.
32. The grounds of the objections are that the proposed works will be detrimental to the amenity of the local area and in particular the value of the trees as a visual and sound barrier that obscure the views and activities of the land behind. Copies of the objections have been attached.

## ASSESSMENT

33. As the applicant has requested a generic permission for the pruning of the trees, rather than identifying individuals and specifying the pruning required, it has not been possible to undertake an assessment of each individual tree. As such this report will provide a general

description of the groups of trees and comment on the appropriateness of the works that are subject to this application.

34. Compartment 1 – No pruning works have been applied for in this area, however a separate application has been received to fell a number of trees in this area.
35. Compartment 2 – This is the area made up of 76 young or semi mature trees. On inspection it was found that these trees have had little work carried out on them in the past with a number of them still having their trees ties attached. This lack of past management has led to the development on low bushy forms for a number of the trees.
36. A number of the trees have sustained damage from the grass mowers and strimmers in the past that have in a number of trees lead to basal cavities and areas of dead bark. Where it is felt that the damage to the trees is significant enough to warrant the removal of the tree they have been included in the separate application for the felling of the trees on the site (P06/0162).
37. The remainder of the trees however require some maintenance to ensure that they develop full and healthy crowns. The crown lifting will enable the trees to concentrate their growth into the higher paths of their crowns. In time this will enable the trees to better deal with the inter-tree competition that arises as the trees grow taller.
38. The proposed crown cleaning of the trees will remove any defective parts of the tree's crowns such a rubbing, crossing, damaged or duplicated branches. As trees are better suited to pruning when they are young, this work will have little affect on the health of the trees whilst enabling them to develop good branch networks that will provide them with benefits, and reduce the need for larger scale pruning in the future.
39. The applicant has submitted a replanting plan for Compartment 2 which shows that the area is to be planted with 70 new trees to thicken out the area so that it can be maintained as a wooded area rather than an area of grass with trees on. As this will remove the need for regular mowing of the area this would help to protect the trees from further mechanical damage. There are also plans to underplant the birch trees in compartment one with 290 whips and feathered whips to thicken up the area as a screen.
40. Woodland Screening adjacent to Dreadnought Road – The applicant would like permission to crown lift the lower branches of these trees to ensure that an appropriate clearance is maintained over the public highway. This work will involve pruning back to the main stem of the limbs on the southern and eastern side of the trees up to a height of 3.5 metres. Also the applicant also wishes to prune the trees to allow clearance form the telephone wires that go through the crowns of the trees.

41. These proposed works are all in accordance with good arboricultural practice, as they will remove potential problems with the users of the public highway and prevent any damage to the telephone wires. Also as it is only the lower portion of one side of the trees that is being pruned the affect on the amenity and that screen that the trees provide will be limited.

## **CONCLUSION**

42. The proposed generic works are all in accordance with good arboricultural and silvicultural practice. The proposed works in the woodland screening adjacent to Dreadnought Road are required to maintain the appropriate clearances over the public highway. Whilst the proposed works in Compartment 2 will serve to improve the trees in the area, so that they can be allowed to develop into good healthy mature specimens.
43. The proposed works will have little affect on the amenity that the trees provides, as the work is minimal, and in the case to the trees in compartment 2 the works will serve to improve the amenity that the trees provide to the area.

## **RECOMMENDATION**

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

Conditions and/or reasons:

1. Notwithstanding any of the details on the submitted application forms, prior to the carrying out of the works a detailed work specification shall be agreed in writing with the Local Planning Authority for all of the planned operations to the trees situated within the area referred to as Compartment 2 in this application.
2. The tree works subject of this consent shall be carried out in accordance with British Standard BS 3998:1989 Recommendations for Treework.
3. The tree is to be inspected for bird nests and any crevices for bats. If any nests are present and disturbance to nesting or fledgling birds are present then works shall not be undertaken between 1st March and 30th August in any year. If bats are present then advice should be sought from English Nature or the local Wildlife Trust.
4. The works hereby approved shall be carried out within 12 months of the date of this decision.

