

PLANNING APPLICATION NUMBER:P13/0316

Type of approval sought	Tree Preservation Order
Ward	Belle Vale
Applicant	Mr David Gwilt
Location:	REAR OF 34 LINNET CLOSE, HALESOWEN
Proposal	FELL 3 SYCAMORE TREES; REDUCE AND RESHAPE 2 SYCAMORE TREES; REDUCE 1 THORN TREE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The trees subject to this application are 2 early mature sycamore trees, 3 mature sycamore trees and a hawthorn tree that are located on the former railway and embankment behind 34 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 visible 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 3 sycamore trees (T1, T4 & T5);
 - Crown reduce 2 sycamore Trees (T2 & T3) by 30%;
 - Crown reduce 1 hawthorn tree (T6) by 50%.
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>	Tree 1	Tree 2	Tree 3
Species	Sycamore	Sycamore	Sycamore
Height (m)	12	14	14
Spread (m)	6	7	7
DBH (mm)	2 x 200	1 x 150 & 2 x 250	5 x 200
Canopy Architecture	Moderate - Suppressed by two adjacent trees	Good	Good
Overall Form	Good	Good	Good
Age Class <i>Yng / EM / M / OM / V</i>	Mature	Mature	Mature

Structural Assessment

Trunk / Root Collar	Good	Good	Good
Scaffold Limbs	Good	Good	Good
Secondary Branches	Good	Good	Good
% Deadwood	5%	3%	3%
Root Defects	None Evident	None Evident	None Evident
Root Disturbance	None Evident	None Evident	None Evident
Other			
Failure Foreseeable	Whole	Part	Whole
			Whole
			Part

Imm / Likely / Possible / No	No	No	No	No	No	No
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Vigour Assessment

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

Overall

Assessment

Structure	Good	Good	Good
Vigour	Good	Good	Good
Overall Health	Good	Good	Good

Other Issues

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

Amenity

Assessment

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

Tree Structure

	Tree 4	Tree 5	Tree 6
Species	Sycamore	Sycamore	Hawthorn
Height (m)	6	8	5
Spread (m)	2	4	3
DBH (mm)	100	2 x 150	4 x 100
Canopy	Poor -	Moderate /	Good

Architecture	suppressed	Poor– suppressed on one side	
Overall Form	Poor	Poor / Moderate	Good
Age Class <i>Yng / EM / M / OM / V</i>	Early Mature	Early Mature	Early Mature

*Structural
Assessment*

Trunk / Root Collar	Good	Good	Good
Scaffold Limbs	Moderate	Good	Good
Secondary Branches	Good	Good	Good
% Deadwood	10%	5%	5%
Root Defects	None Evident	None Evident	None Evident
Root Disturbance	None Evident	None Evident	None Evident
Other			
Failure Foreseeable <i>Imm / Likely / Possible / No</i>	Whole No	Part No	Whole No

Vigour Assessment

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

*Overall
Assessment*

Structure	Moderate	Good	Good
Vigour	Moderate	Moderate	Good
Overall Health	Moderate	Moderate	Good

Other Issues

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

Amenity

Assessment

Visible	Yes	Yes	No
Prominence	Low	Low	None
Part of Wider Feature?	Yes	Yes	Yes
Characteristic of Area	Yes	Yes	Yes
Amenity Value	Low	Low	Very Low

Further Assessment

7. The applicant has proposed to undertake management works to the tree by felling three sycamores, crown reducing two other sycamores by 30% and crown reducing a hawthorn tree by 50%. The works are proposed in an attempt to reduce the overbearing impact of the trees on the rear garden and rear elevation of the property and to increase the amount of light into the rear of the property.
8. The largest of the three trees to be felled is a mature sycamore tree that is located on the northern side of a group of three sycamore trees. Due to its position on the north it has become suppressed by the other trees and has become relatively sparse and drawn up. It is considered that the removal of this tree is appropriate not only due to its poor form, but its removal will also allow the two remaining trees in the group to develop a better crown on the northern side. It is not considered that the removal of this tree will have any detrimental impact on the amenity of the linear woodland.
9. The two sycamore trees (T2 & T3) to be pruned are the two other trees that form the group of three with T1. It is proposed to crown reduce them by 30%. Whilst a 30% crown reduction is at the upper end of the works that would normally be considered acceptable, it is considered that given sycamores good reactions to pruning and the location of the trees; the proposed pruning is acceptable as it will provide some benefit to the applicant whilst allowing the trees to be retained in a substantial form.
10. The other two sycamore trees to be removed are two smaller sycamores that have grown up in the lee of the adjacent group of three. One of the trees (T4) is a small and very slender tree that needs to be removed as it will never develop into a significant tree, but if left in place may interfere with the appropriate development of the adjacent trees.

11. The remaining sycamore tree to be felled (T5), has developed a very one sided crown due to the presence of the other trees. Whilst the tree does fill a gap in the linear woodland it is considered that its removal would be beneficial to the long term development of the surrounding trees. It is also considered that the removal of this one tree will have little impact on the amenity of the local area.
12. The hawthorn tree (T6) to be reduced by 50% is located towards the foot of the embankment, and is not publicly visible due to the surrounding houses. Whilst a 50% reduction would not normally be considered appropriate on any tree that provides a useful amount of amenity to the surrounding area; due to the practically non-existent public amenity value of this tree it is not considered that there can be any reasonable objection to the proposed works.
13. Overall it is considered that the proposed works are all acceptable and as such it is recommended that the application is approved.

CONCLUSION

14. The applicant has proposed to fell 3 sycamore trees and to prune 2 sycamore trees and a hawthorn in order to reduce the overbearing impact of the trees and to increase the amount of light that reaches the rear garden and elevation of the property.
15. The 3 trees to be felled are all suppressed and/or 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.
16. The proposed pruning of the sycamore trees is considered appropriate for the trees given their size and locations and will allow the trees to continue to provide a useful amount of amenity to the area for years to come.
17. The proposed pruning of the hawthorn tree, whilst not particularly appropriate will have no impact on the amenity of the area, and as such it is not considered that there can be any reasonable objection to the works.
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

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

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.



T5
T4
T3
T2
T6
T1

107.0m

107.9m