

PLANNING APPLICATION NUMBER: P15/0383

Type of approval sought	Tree Preservation Order
Ward	Belle Vale
Applicant	Mr Steve Walker, Midland Forestry Limited
Location:	VACANT LAND (FORMER CLUB), BUNDLE HILL, HALESOWEN
Proposal	FELL 1 COPPER BEECH; FELL 1 BLACK LOCUST; FELL 1 SYCAMORE AND FELL 1 CORSICAN PINE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

Application No.	P15/0383				
Location:	VACANT LAND (FORMER CLUB), BUNDLE HILL, HALESOWEN	Proposal Summary:	Fell 1 Copper Beech; Fell 1 Black Locust; Fell 1 Sycamore; Fell 1 Corsican Pine.		
Site Visit Date:	08/04/2015	Site Notice Displayed?	N	Site Notice Expiry Date:	N/A
Tree Preservation Order Number / Year:	TPO/126 (1982) – A2 / TPO/116 (1981) – G1				
Key Site and Surroundings: (bullet points)	<ul style="list-style-type: none"> The trees subject to this application are situated on the site of the former Royal British Legion Club in Bundle Hill. The site has a significant number of trees present in various groups though out the site, with notable a large beech tree in the centre of the site. The trees prominently visible from various vantages in the area. The TPOs on the site are comprised of a number of 		Relevant Application History?	P13/0399 – Pollard one Poplar to 10 metres – Approved with conditions	

	smaller area orders, a group order and a number of individually protected trees. The whole site is not covered by a blanket order.				
Public Consultation Responses?	Yes	If Yes, how many? (Support, Objection, Comment)	Support	Objection	Comment
			0	6	1
<i>Key issues raised:</i>		<i>Response to comments:</i>			
A number of the objectors raise concerns that this application has been submitted in order to get permission for felling a number of trees on the site in order to provide more space and an access road for future development.		<p>Given the location of the trees that are proposed to be felled under this application it is not considered that the proposed works would “free up” any land for the benefit of development. The trees subject to the application are all around the exterior of the site, often in areas that have little potential for development.</p> <p>The agent for the application has confirmed that the proposed works are all works that were identified for health and safety reasons in a condition assessment that was undertaken in 2013 following the partial failure of a large Poplar tree in the northern wooded section of the site. On inspection the condition of the trees and the proposed works were found to be consistent with health and safety works.</p> <p>A number of the objections related to the potential impacts of any further development. Whilst development of the site is likely to come forward in the near future, issues relating to the impact on the development of the site need to be considered as part of the planning application for the development. Under this application the only issues that can be considered are those that relate directly to the proposed tree works and the resulting</p>			

	impact on the amenity of the area.
The removal of trees will have an adverse impact on the wild life habitat on the site.	The site is undoubtedly one of high value for wildlife in the area and will host a large number of species. The works subject to the application will require the removal of four trees from the site which has an estimated 150 trees present. As such no detrimental impact on the site is foreseen.
The trees located on the bank above High Leasowes help to stabilise the bank. Any removal of these trees could result in soil erosion.	No tree works are proposed in relation to the tree adjacent to the High Leasowes. As such there are no concerns in relation to the trees impact on the stability of the bank.
Removal of the trees on the bank above High Leasowes could create overlooking issues with any future development	No tree works are proposed in relation to the tree adjacent to the High Leasowes. As such there are no concerns in relation to potential overlooking.
The comment received state no objections to the proposed felling but asked if further works could be under taken	Only the works proposed under this application can be considered. The Council has no powers to grant permission for additional works that have not been proposed.

Tree(s) Appraisal – Tree 1

Species:	Pine	Height (m):	5	Spread (m):	9
DBH (mm):	250	Age Class:	Early Mature	Overall Health:	Poor
Structural Concerns?	No	Comments on structure:	Tree is being suppressed by adjacent larger Pine trees. The tree has very sparse live foliage and appears to be in terminal decline. It is considered that the tree will die within the next 5 years.		
Light obstruction:	No	Physical damage:	None Evident	Surface disruption:	None Evident

Amenity Assessment

Visible:	Only as a minor part of wider group	Prominence?	Low	Characteristic of the Area?	Yes
Overall Amenity Value? (High, Medium, Low, None):	Low				

Tree(s) Appraisal – Tree 2

Species:	Copper Beech	Height (m):	10	Spread (m):	9
DBH (mm):	300	Age Class:	Early Mature	Overall Health:	Poor
Structural Concerns?	No	Comments on structure:	Some deadwood in canopy; Kretzchmaria deusta decay fungi present at base with associated decay; Failure likely in future		
Light obstruction:	No	Physical damage:	None Evident	Surface disruption:	None Evident
Amenity Assessment					
Visible:	Yes	Prominence?	Moderate	Characteristic of the Area?	Yes
Overall Amenity Value? (High, Medium, Low, None):		Moderate			
Tree(s) Appraisal – Tree 3					
Species:	Robinia (Black Locust)	Height (m):	13	Spread (m):	7
DBH (mm):	450	Age Class:	Mature	Overall Health:	Poor
Structural Concerns?	No	Comments on structure:	Tree appears to be in decline with substantial deadwood present in the crown. There is significant decay present in the base. Failure will become increasingly likely in the near future		
Light obstruction:	Yes	Physical damage:	None Evident	Surface disruption:	None Evident
Amenity Assessment					
Visible:	Yes	Prominence?	Moderate	Characteristic of the Area?	Yes
Overall Amenity Value? (High, Medium, Low, None):		Moderate			
Tree(s) Appraisal – Tree 4					
Species:	Sycamore	Height (m):	9	Spread (m):	7
DBH (mm):	400	Age Class:	Early Mature	Overall Health:	Good / Moderate
Structural Concerns?	Yes	Comments on structure:	Tree has included a significant section of the adjacent chain link fence. Continued growth is likely to cause further damage to this and the more substantial fence behind the tree.		

			Its removal is recommended in order to prevent further damage to both fences.		
Light obstruction:	No	Physical damage:	Yes to fences	Surface disruption:	None Evident
Amenity Assessment					
Visible:	Yes	Prominence?	Low	Characteristic of the Area?	Yes
Overall Amenity Value? (High, Medium, Low, None):	Low,				
Further assessment if not covered:					
<p>The applicant has proposed the works as part of the ongoing management of the trees on the site. The works were all identified as required in a tree condition survey that was undertaken in 2013 following the partial failure of a large Poplar in the northern wooded section of the sites.</p> <p>The application originally included proposals to fell a number of other trees on the site. However, these trees were either found to be dead, or were not subject to the preservation orders on the site. As such permission is not required in order to fell these trees and they have not been given consideration on the report. Having briefly assessed these other trees it is considered that had permission been required, it would likely have been forthcoming.</p> <p>On inspection the Pine tree (Tree 1), the Beech tree (Tree 2) and Robinia tree (Tree 3) were all found to be in a poor condition, with various defects present.</p> <p>It is considered that the Beech tree and the Robinia tree, if retained, will become liable to failure in the near future and given their location adjacent to the highway, it is considered that their removal is justified.</p> <p>The Pine tree whilst not currently at risk of failure is likely to die in the near future and as such it is not considered that there can be any reasonable objection to its removal. There will be no detrimental impact on the amenity of the area as the result of the removal of the tree.</p> <p>The Sycamore tree is a poor specimen that is causing damage to the adjacent chain link fence and is likely to cause further damage to the rigid metal fence of the adjacent school behind if left in place. The tree is of limited value and it is not considered that there can be any reasonable objection to its removal. There will be no significant impact on the amenity of the area as the result of the removal of this tree.</p> <p>Given the limited impact on the amenity of the area; the large number of trees on the site and the likely difficulties in establishing newly planted trees underneath the larger trees on site, it is not considered that replacement trees are required in this instance.</p> <p>Overall it is considered that the proposed works are all reasonable given the condition of the trees. As such it is not considered that there can be any reasonable objection to the</p>					

proposed works. Therefore, it is recommended that the application should be approved.

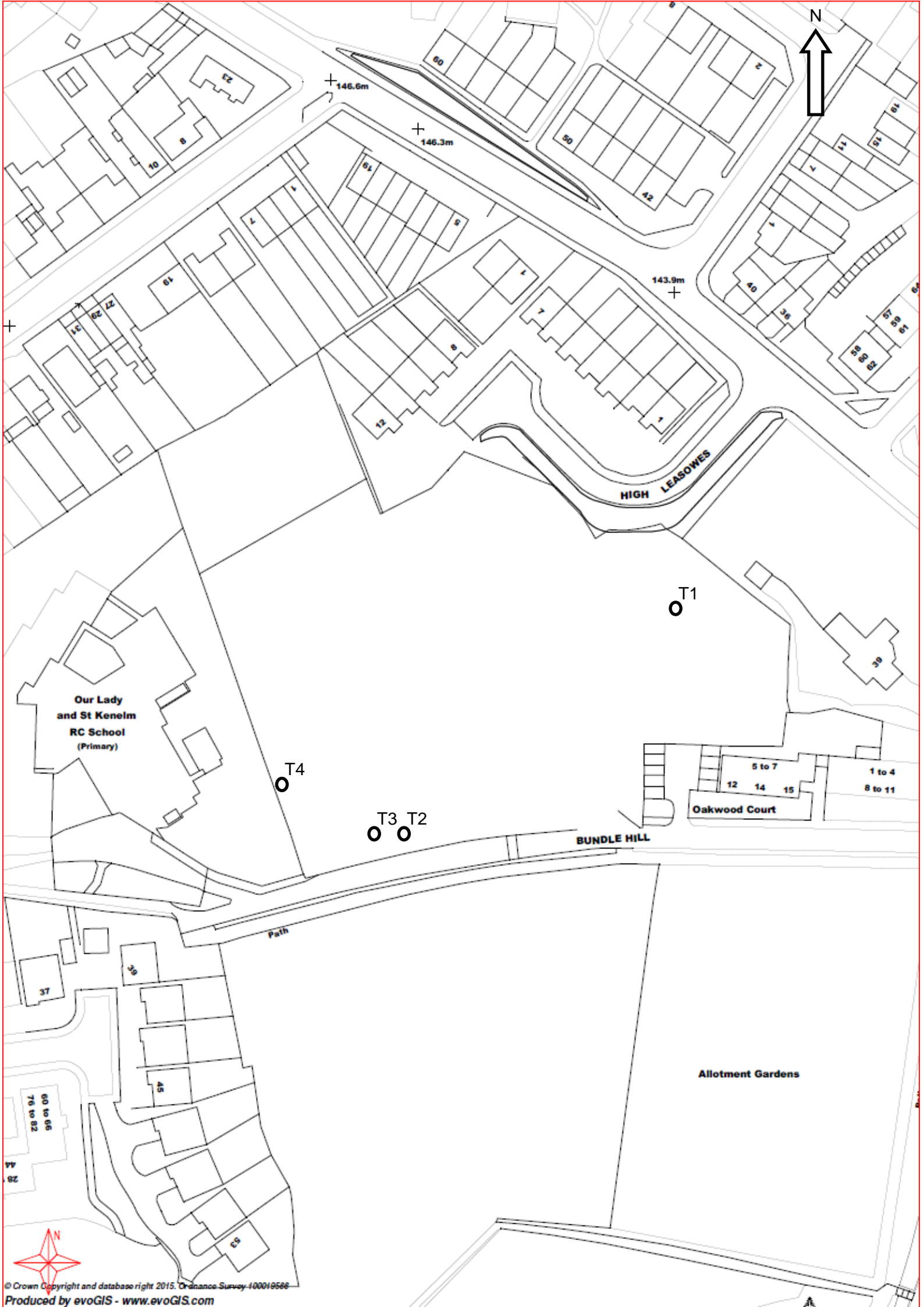
Conclusion:

Following consideration of the application it is not considered that there can be any reasonable objection to the proposed works due to the condition of the trees. As such it is recommended that the application be approved.

Recommendation:	Approve Subject to Conditions				
Amended Work Specification?					
Condition(s) or Reason for Refusal:	Amended Works	BS:3998	Replacement Planting	5 Days Notice	Pre-commencement Meeting
	Other:				
Informatives:	2 years	Nature Conservation	Ownership		
	Other:				
Case Officer:	James Dunn	Date of Final Report:	01/05/15		
Vetted by:	Carl Mellor	Date of Vetting:	01/05/15		

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'.



+ 146.6m

+ 146.3m

+ 143.9m

HIGH LEASOWES

**Our Lady
and St Kenelm
RC School
(Primary)**

Oakwood Court

BUNDLE HILL

Allotment Gardens

Path

T4

T3 T2

T1

