

PLANNING APPLICATION NUMBER:P08/0276

Type of approval sought	Tree Preservation Order
Ward	NORTON
Applicant	Mr Paul Rogers
Location:	DREYCOTE, QUARRY PARK ROAD, STOURBRIDGE, WEST MIDLANDS, DY8 2RE
Proposal	VARIOUS TREE WORK
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

TREE PRESERVATION ORDER NO: D 652 (2001) – A48

SITE AND SURROUNDINGS

1. The trees subject to this application are 1 Corsican Pine; 1 Spruce; 1 Fir; 2 Birch; 2 Apple; 15 Cypress and 2 Cypress hedges. The trees are all situated in the rear garden of Dreycote, Quarry Park Road.
2. Dreycote is a new property that has been built in the grounds of Grantchester, Quarry Park Road. Due to the tree's location in the rear garden they are not visible from any public vantage. As such they all have a low amenity value.

PROPOSAL

3. Summary of proposals for the works as written on application form is as follows:
 - Fell 1 Corsican pine; 1 spruce; 2 birch; 2 apple; 15 Cypress trees; 2 cypress hedges; and prune 1 fir tree.
4. The trees have been marked on the attached plan.

HISTORY

5. There have been no previous Tree Preservation Order applications on this site.

PUBLIC CONSULTATION

6. A letter was received from an adjoining neighbour requesting that the consideration and determination of this application was undertaken with a view to the landscaping conditions relating to the planning permission for the development of the property...

ASSESSMENT

Tree(s) Appraisal

7.

Criteria	Tree 1	Tree 2	Tree 3	Tree 4	Tree 5
TPO No	A48	A48	A48	A48	A48
Species	Corsican Pine	Birch	Cypress	Cypress	Cypress
Height	8m	6m	6m	9m	10m
Spread	4m	8m	2m	3m	4m
Diameter	250mm	250mm	150mm	400mm	400mm
Form	Poor	Poor	Poor	Moderate	Good
Vigour	Moderate / Poor	Poor	Poor	Moderate	Moderate / Good
Approx Age	Mature	Over Mature	Mature	Mature	Mature
Pests / Diseases	None Evident	None Evident	None Evident	None Evident	None Evident
Canopy	Moderate	Poor	Poor	Moderate	Moderate
% Deadwood	1%	25%	3%	1%	3%
Cavities	None Evident	At Old pruning wounds	None Evident	None Evident	None Evident
Bark	Good	Poor	Good	Good	Good
Roots	Moderate	Moderate	Poor	Good	Good
Overall Health	Moderate	Poor	Moderate	Good	Moderate / Good
Visibility	Low	Low	Low	Low	Low
Amenity Value	Low	Low	Low	Low	Low

Criteria	Tree 6	Tree 7	Tree 8	Tree 9	Tree 10
TPO No	A48	A48	A48	A48	A48
Species	Cypress	Apple	Apple	Spruce	Cypress
Height	10m	5m	4m	8m	8m
Spread	4m	4m	4m	3m	2m
Diameter	400mm	3 x 75mm	150mm	200mm	2 x 200mm
Form	Good	Moderate	Moderate	Moderate	Poor
Vigour	Moderate / Good	Poor	Poor	Poor - suppresses	Poor

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Approx Age	Mature	Over Mature	Over Mature	Early Mature	Mature
Pests / Diseases	None Evident	None Evident	None Evident	None Evident	None Evident
Canopy	Moderate	Poor	Poor / Moderate	Poor	Poor
% Deadwood	1%	10%	7%	20%	40%
Cavities	None Evident	None Evident	None Evident	None Evident	None Evident
Bark	Good	Good	Good	Good	Good
Roots	Good	Moderate	Moderate / Good	Moderate / Poor	Moderate / Poor
Overall Health	Moderate / Good	Poor	Moderate / Poor	Moderate / Poor	Moderate / Poor
Visibility	Low	Low	Low	Low	Low
Amenity Value	Low	Low	Low	Low	Low

Criteria	Tree 11 - 20	Tree 21	Tree 22	Tree 23	Tree 24
TPO No	A48	A48	A48	A48	A48
Species	Lawson Cypress	Birch	Cypress Hedge (13 Stems)	Cypress Hedge (29 Stems)	Fir
Height	6m	6m	3m	4m	8m
Spread	2m	8m	1m	1m	6m
Diameter	150mm	200mm	<50mm	<50mm	300mm
Form	Poor	Poor	Poor	Moderate	Moderate / Good
Vigour	Poor	Poor	Moderate	Good	Moderate / Good
Approx Age	Early Mature	Mature	Young	Young	Mature
Pests / Diseases	None Evident	Piptoporus betulinus	None Evident	None Evident	None Evident
Canopy	Poor	Poor	Moderate	Moderate	Moderate / Good
% Deadwood	1%	70%	0%	0%	1%
Cavities	None Evident	Extensive decay likely	None Evident	None Evident	None Evident

Bark	Good	Poor	Good	Good	Good
Roots	Good	Poor	Good	Good	Moderate
Overall Health	Moderate	Poor – Liable to imminent collapse	Moderate	Good	Moderate / Good
Visibility	Low	Low	Low	Low	Low
Amenity Value	Low	Low	Low	Low	Low

Further Assessment

8. The applicant has intends to carry out the proposed works in order to allow the re-landscaping of the garden. The landscaping that is to be carried out includes substantial shrub planting, the creation of a lawned area and the planting of 11 trees.
9. On inspection all of the trees were considered to have a low amenity value. This is due to the tree not being visible form any public vantage. Due to this low amenity value, government guidance states that a lesser amount of justification is required in order to grant approval for their removal.
10. The majority of the trees subject to this application are cypress trees. These are predominantly centred on the southwest corner of the garden where there are a number of densely planted cypresses (T5, T6, and T9 – T20). It is the applicant's intention to remove these trees and replace them with a number of ornamental maple trees and fruit trees. There will be fewer trees planted than are removed, however this is considered acceptable due as this will allow an appropriate amount of space for the trees to develop fully.
11. The applicant also proposes the removal of two sections of cypress hedge (T22 & T23). Again the hedges provide little in the way of public amenity, and therefore there are no objections to their removal. The applicants have proposed to replant one of the hedges with a beech hedge in order to extend the existing beech hedge on the southern boundary.
12. The proposal also includes the removal and replacement of two apple trees, on inspection these were found to be in a poor condition and they will be liable to enter into terminal decline within the next 5 years. As such their removal is considered to be acceptable.
13. Two birch trees (T3 & T21) are also shown to be removed. Again these trees are in poor heath, with one of them liable to collapse in the near future. Ageing due to their low public amenity value their removal is considered appropriate.
14. The tree to be pruned as part of this application is a mature fir tree that is situated in the rear garden of property. The tree is close to the patio area, and the lower branches hang down to around head height. The proposed work is to crown lift the

tree to allow more clearance over head. This works is only minor and will have no detrimental impact on the health or amenity value of the tree

15. Overall the proposals are considered acceptable. Whilst the felling of 23 trees may appear drastic when considered as part of the re-landscaping of the garden is considered to be reasonable and appropriate. Due to the current low amenity value of the trees, the works will have little or no impact on the amenity value of the area.

CONCLUSION

16. This application proposes the removal of 23 trees and the pruning of a fir tree as part of the re-landscaping of the property. The trees are all situated in the rear garden of the property and are not public visible. Due to the lack of public visibility they provide little in the way of public amenity to the area.
17. The proposed works will have no impact on the amenity of the area, and as such it would be contrary to government guidance to refuse the application.

RECOMMENDATION

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

Conditions and/or reasons:

1. The tree works subject of this consent shall be carried out in accordance with British Standard BS 3998:1989 'Recommendations for Treework'.
2. The works hereby approved shall be carried out within 12 months of the date of this decision.
3. Ten 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.

PO8/0276



Handwritten notes in blue ink: OT1, OT2, T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T24, T25, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T36, T37, T38, T39, T40, T41, T42, T43, T44, T45, T46, T47, T48, T49, T50, T51, T52, T53, T54, T55, T56, T57, T58, T59, T60, T61, T62, T63, T64, T65, T66, T67, T68, T69, T70, T71, T72, T73, T74, T75, T76, T77, T78, T79, T80, T81, T82, T83, T84, T85, T86, T87, T88, T89, T90, T91, T92, T93, T94, T95, T96, T97, T98, T99, T100.

Reference on Map	Description	Situation
A11	All trees of whatever species Within Area 11	Grazebrook House, Racecourse Lane, Pedmore
A12	All trees of whatever species Within 12	1, Landsgate, Pedmore
A13	All trees of whatever species Within Area 13	3, Landsgate, Pedmore
A14	All trees of whatever species Within Area 14	5, Landsgate, Pedmore
A15	All trees of whatever species Within Area 15	7, Landsgate, Pedmore
A16	All trees of whatever species Within Area 16	Dene Cottage, Racecourse Lane, Pedmore
A17	All trees of whatever species Within Area 17	Pasture Cottage, Racecourse Lane, Pedmore
A18	All trees of whatever species Within Area 18	Springfield, Quarry Park Road, Pedmore
A19	All trees of whatever species Within Area 19	No. 5, Quarry Park Road, Pedmore
A20	All trees of whatever species Within Area 20	Blakely, Quarry Park Road, Pedmore
A21	All trees of whatever species Within Area 21	Carlton House, Quarry Park Road, Pedmore
A22	All trees of whatever species Within Area 22	Silverdale Cottage/ Silverdale, Quarry Park Road, Pedmore
A23	All trees of whatever species Within Area 23	The Lodge, Quarry Park Road, Pedmore
A24	All trees of whatever species Within Area 24	Dene Bank, Racecourse Lane, Pedmore
A25	All trees of whatever species Within Area 25	Holly House, Racecourse Lane, Pedmore
A26	All trees of whatever species Within Area 26	The Orchard, Quarry Park Road, Pedmore

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Reference on Map	Description	Situation
A27	All trees of whatever species Within Area 27	Ashton Lodge, Quarry Park Road, Pedmore
A28	All trees of whatever species Within Area 28	Field House, Quarry Park Road, Pedmore
A29	All trees of whatever species Within Area 29	Summerlea, Quarry Park Road, Pedmore
A30	All trees of whatever species Within Area 30	Redlands, Quarry Park Road, Pedmore
A31	All trees of whatever species Within Area 31	Featherknowle, Quarry Park Road, Pedmore
A32	All trees of whatever species Within Area 32	Fair Acre, Quarry Park Road, Pedmore
A33	All trees of whatever species Within Area 33	Beechwood, Ounty John Lane, Pedmore
A34	All trees of whatever species Within Area 34	Greenridges, Ounty John Lane, Pedmore
A35	All trees of whatever species Within Area 35	Fairfield House, Quarry Park Road, Pedmore
A36	All trees of whatever species Within Area 36	Heath House, Ounty John Lane, Pedmore
A37	All trees of whatever species Within Area 37	Skansen, Ounty John Lane, Pedmore
A38	All trees of whatever species Within Area 38	The Ridgeback, Ounty John Lane, Pedmore
A39	All trees of whatever species Within Area 39	Wilmin, Ounty John Lane, Pedmore
A40	All trees of whatever species Within Area 40	Middlefield, Ounty John Lane, Pedmore
A41	All trees of whatever species Within Area 41	The Field House, Ounty John Lane, Pedmore
A42	All trees of whatever species Within Area 42	Amberley Court, Ounty John Lane, Pedmore

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Reference on Map	Description	Situation
A43	All trees of whatever species Within Area 43	The Highlands/Greyfields Court, Ounty John Lane, Pedmore
A44	All trees of whatever species Within Area 44	Woodcroft, Ounty John Lane, Pedmore
A45	All trees of whatever species Within Area 45	Still Meadow, Ounty John Lane, Pedmore
A46	All trees of whatever species Within Area 46	Orchard House, Quarry Park Road, Pedmore
A47	All trees of whatever species Within Area 47	The Cottage, Quarry Park Road, Pedmore
A48	All trees of whatever species Within Area 48	Grantchester, Quarry Park Road, Pedmore
A49	All trees of whatever species Within Area 49	Petros, Quarry Park Road, Pedmore
A50	All trees of whatever species Within Area 50	Broadfield, Quarry Park Road, Pedmore
A51	All trees of whatever species Within Area 51	Gable End, Quarry Park Road, Pedmore
A52	All trees of whatever species Within Area 52	The Purlins, Quarry Park Road, Pedmore
A53	All trees of whatever species Within Area 53	Redmays, Quarry Park Road, Pedmore
A54	All trees of whatever species Within Area 54	Fairlands, Quarry Park Road, Pedmore
A55	All trees of whatever species Within Area 55	Heatherstones, Quarry Park Road, Pedmore
A56	All trees of whatever species Within Area 56	Lainchbury, Quarry Park Road, Pedmore
A57	All trees of whatever species Within Area 57	Weatherfield House, Quarry Park Road, Pedmore
A58	All trees of whatever species Within Area 58	Bromton Lodge, Quarry Park Road, Pedmore

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Reference on Map	Description	Situation
A59	All trees of whatever species Within Area 59	Sommerford House, Quarry Park Road, Pedmore
A60	All trees of whatever species Within Area 60	Ribbesford, Quarry Park Road, Pedmore
A61	All trees of whatever species Within Area 61	Wychbury, Quarry Park Road, Pedmore
A62	All trees of whatever species Within Area 62	Honeygate, Quarry Park Road, Pedmore
A63	All trees of whatever species Within Area 63	Mayhill, Quarry Park Road, Pedmore
A64	All trees of whatever species Within Area 64	Cedar Cottage, Quarry Park Road, Pedmore

Woodlands

None



Map referred to in the Borough Council of Dudley
 Tree Preservation Order 2001 No D652
 Ounty John Lane / Quarry Park Road

ORDNANCE SURVEY MAPPING IS BASED UPON THE ORDNANCE SURVEY MAP WITH THE
 SANCTION OF THE CONTROLLER OF H M STATIONERY OFFICE.
 LICENCE NUMBER LA 076171

DRAWING A2362

GRID REF

SCALE 1/1250

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