

PLANNING APPLICATION NUMBER:P09/0351

Type of approval sought	Tree Preservation Order
Ward	PEDMORE & STOURBRIDGE EAST
Applicant	Mr Mark Gilkes
Location:	20, RED HILL CLOSE, OLDSWINFORD, STOURBRIDGE, DY8 1NF
Proposal	FELL 1 NO. LIME TREE
Recommendation Summary:	REFUSE

TREE PRESERVATION ORDER NO: (1970) – A1

SITE AND SURROUNDINGS

1. The tree subject to this application is a mature Lime tree that is located in the front garden of 20 Red Hill Close. The tree is prominent within the street scene and provides a moderate to high amount of amenity to the surrounding area.

PROPOSAL

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

HISTORY

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

<i>Site History</i>		
Application No	P07/1448	08/10/07
Proposal	Prune 1 Lime Tree	Approved with conditions.

The previous application was approved, against recommendation, by the Tree Preservation Orders committee on the 8th October 2007. The work was never carried out and the permission has expired. The current application has been submitted for the

original reason (preventing easy use of the garage) and two extra reasons (light obstruction and potential building damage). There have been no significant changes in the site or its surroundings.

PUBLIC CONSULTATION

- No public representations have been received.

ASSESSMENT

Tree(s) Appraisal

Criteria	Tree 1
TPO No.	G1
Species	Lime
Height	16m
Spread	7m
Diameter	700mm
Form	Moderate
Vigour	Good
Approx age	Mature
Pests / Diseases	None evident
Canopy	Moderate
%Deadwood	2%
Cavities	None evident
Bark	Good
Roots	Moderate – close to surrounding hard surfaces and buildings
Overall health	Good / Moderate
Visibility	High
Amenity value	Moderate / High

Further Assessment

- The lime tree subject to this application is a mature tree that is situated in the front garden of 20 Red Hill Close. The tree is prominent in the street scene and provides a moderate to high amount of amenity to the surrounding area.
- The applicant has proposed to fell the tree as they state the tree is preventing access to the garage, obstructing light from the first floor living room and is potentially causing damage to the property.
- On inspection the tree was found to be in a reasonable state of health with no major defects. It was observed that the tree does slightly encroach into the natural path that

a car would take when entering the garage. However it was considered that with some relatively slight manoeuvring sufficient access to the garage could be achieved.

9. The tree will obstruct some light from the first floor windows of the property, although due to the orientation of the property the light obstruction will only occur during the morning. As such it is not considered that the tree should be felled on these grounds.
10. With regard to the potential damage to the property, the applicant is not aware of any damage that has been caused and has not submitted any supporting information showing the damage is occurring or is likely. As such the felling of the trees should not be approved on these grounds.
11. As the tree provides a moderate to high amount of amenity to the area, a significant amount of justification would be required in order to warrant the felling of the tree. Whilst in this case it is accepted that the tree does cause some inconvenience it is not accepted the inconvenience is sufficient to justify the removal of the tree.

CONCLUSION

12. The tree subject to this application is a large, mature lime tree that is situated in the front garden of 20 Red Hill Close. The tree is prominent in the street scene and provides a moderate to high amount of amenity to the surrounding area.
13. The applicant has proposed to fell the tree as they consider it to be obstructing access to the garage at the property. The applicant has also stated reasons of light obstruction and the potential of structural damage as reasons for the application.
14. On inspection the tree was found to be in a health condition with no major defects. It was noted that the tree does slightly block the natural path into the garage, but it is considered that with slight manoeuvring a vehicle would be able to enter the garage. As such the obstruction that is evident is only considered to be an inconvenience and therefore does not justify the loss of amenity that would result from the felling of this tree.
15. It is considered that whilst the tree will obstruct some light from the property it is not significant, and could be improved by the pruning of the tree, rather than felling. Also as no supporting information has been submitted in relation to the potential structural damage it is not considered that sufficient justification has been provided to fell the tree. As such it is recommended that the application is refused.

RECOMMENDATION

16. It is recommended that application is refused subject to the conditions set out below.

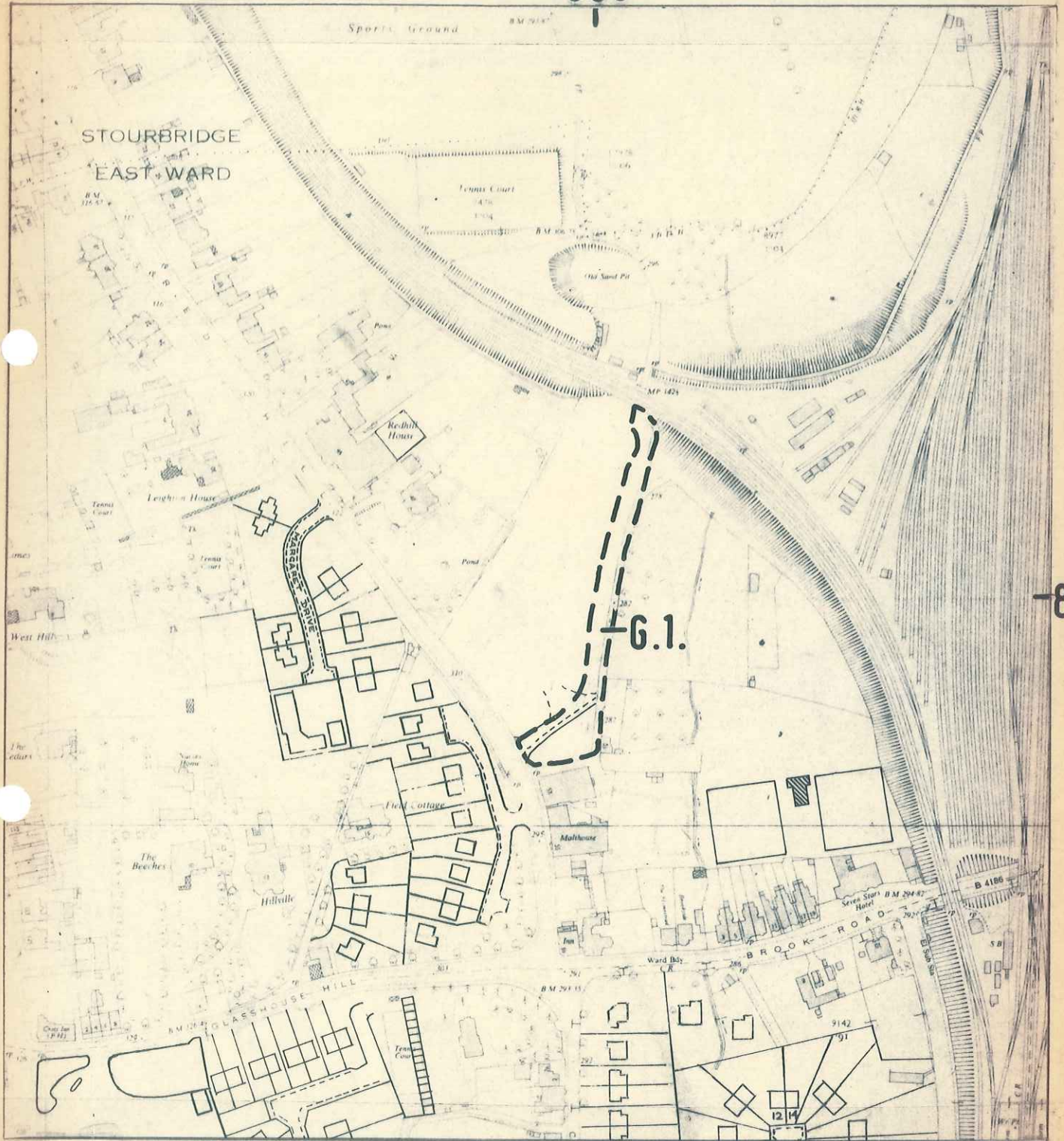
Conditions and/or reasons:

1. The tree provides a moderate to high amount of amenity to the surrounding area and users of Red Hill Close. The reasons for the application and the supporting information do not sufficiently justify the detrimental affect on the local amenity that would result from the proposed felling.



COUNTY OF WORCESTER
(REDHILL, STOURBRIDGE.)
TREE PRESERVATION ORDER, 1970.

908



836

SCALE :- 1/2500

WORCS. OS. SHEETS **S09083**

THE COMMON SEAL OF THE WORCESTERSHIRE
COUNTY COUNCIL WAS AFFIXED HERETO IN
THE PRESENCE OF :-

(Signed) H. R. J. FEENY
a member OF THE COUNTY COUNCIL

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

NONE

TREES SPECIFIED BY REFERENCE TO AN AREA

NONE

GROUPS OF TREES

(within a broken black line on the map)

Description

Group consisting of 1 Lime,
2 Elm, 3 Sycamore, 1 Thorn,
2 Ash, 1 Holly, 1 Beech, 1
Hornbeam, 1 Corsican Pine,
numbered G.1 on the Map.

Situation

In the Borough of Stourbridge.
Grid Reference 908836 on the
Ordnance Survey Sheet S.O.9083
Edition of 1954.

WOODLANDS

NONE