

PLANNING APPLICATION NUMBER:P09/0295

Type of approval sought	Tree Preservation Order
Ward	WOLLASTON & STOURBRIDGE TOWN
Applicant	Mr Simon Ward
Location:	22, RIDGEWOOD AVENUE, WOLLASTON, STOURBRIDGE, DY8 4QH
Proposal	CUT BACK AND PRUNE TO 40% 4 NO. HAWTHORN TREES, 4 NO. OAKS, 1 NO. SYCAMORE, 60% 1 NO. ASH. FELL 1 NO. OAK AND CUT BACK TO SMALL STUMP 1 NO. BIRCH.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

TREE PRESERVATION ORDER: Vicarage Road, Stourbridge (1972) – A1

SITE AND SURROUNDINGS

1. The trees subject to this application are 4 hawthorns, 4 sycamores, 2 oaks and an ash tree that are situated in the rear garden of 22 Ridgewood Avenue.
2. The trees are situated along the top edge and on the face of a sandstone cliff the rises from the bottom of the applicant's garden. The trees are visible above the applicant's property, but are not prominent in the street scene, and this combined with the presence of other larger trees beyond some of the trees results in the trees providing a moderate to low amount of amenity value to the area.

PROPOSAL

3. Summary of proposals for the works as written on application form is as follows:
 - Prune 4 hawthorn trees, 4 sycamore trees, 1 oak tree and 1 ash tree.
 - Fell 1 Oak tree.
4. The trees have been marked on the attached plan.

HISTORY

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

<i>Site History</i>		
Application No	P00/50795	21/07/00
Proposal	Fell 1 Swedish Whitebeam Tree	Refused

PUBLIC CONSULTATION

6. No Public representations have been received.

ASSESSMENT

Tree(s) Appraisal

Criteria	Tree 1-4	Tree 5	Tree 6
TPO No.	A1	A1	A1
Species	Hawthorn	Sycamore	Oak
Height	4m	7m	7m
Spread	3m	4m	5m
Diameter	150mm	200mm	300mm
Form	Moderate	Moderate / Poor	Poor
Vigour	Moderate	Moderate	Moderate / Poor
Approx age	Mature	Early Mature	Early Mature
Pests / Diseases	None evident	None Evident	None Evident
Canopy	Moderate	Moderate	Moderate / Poor
%Deadwood	1%	3%	3%
Cavities	None evident	None Evident	None Evident
Bark	Good	Good	Moderate
Roots	Moderate – On cliff edge	Moderate – On cliff edge	Moderate – On cliff edge
Overall health	Moderate / Good	Moderate / Good	Moderate
Visibility	Moderate	Moderate	Moderate
Amenity value	Moderate / Low	Moderate / Low	Moderate

Criteria	Tree 7	Tree 8-10	Tree 11
TPO No.	A1	A1	A1
Species	Ash	Sycamore	Oak
Height	9m	7m	6m
Spread	4m	3m	3m
Diameter	300mm	150mm	150mm
Form	Poor – Slender	Poor – Slender	Moderate
Vigour	Moderate	Moderate	Moderate

Approx age	Mature	Early Mature	Early Mature
Pests / Diseases	None evident	None Evident	None Evident
Canopy	Moderate	Moderate	Poor
%Deadwood	1%	3%	1%
Cavities	None evident	None Evident	None Evident
Bark	Good	Good	Good
Roots	Moderate – On cliff edge	Moderate	Poor – in cliff face
Overall health	Moderate	Moderate	Moderate
Visibility	Moderate	Low	Moderate
Amenity value	Moderate	Low	Moderate / Low

Further Assessment

7. The applicant has proposed the works to the trees as they have concerns over the safety of the trees and the damage they are causing to the sandstone cliff.
8. The proposal involves the reduction of the trees along the top edge of the cliff (Trees 1 – 10) and the felling of the small oak tree that originates about half way up the cliff face.
9. The applicant is concerned that the continued root growth and movement, caused by wind forces, of the trees could dislodge sections of the cliff and cause large lumps of sand stone to drop into the garden as has previously happened with a birch tree that was groin got of the cliff.
10. On inspection of the trees they were all found to be in a moderate condition with no major defects. If it were not for their precarious location then no works would be required to the trees.
11. The trees along the top of the cliff are rooted straight into cracks in the sand stone. As the water collects in the cracks and surrounding soil is washed into the cracks there is generally sufficient water and nutrients to sustain the trees in a healthy condition. However trees in this situation often have poor structural anchorage, and can often fail. In order to prevent the failure of the trees along the top of the cliff it is recommended that they are crown reduced to reduce the mechanical leverage that is exerted on the roots during unsettled weather. It is recommended that trees 1- 6 are crown reduced by 40% and that trees 7 – 10 are crown reduced by 50%. Such a large scale reduction will allow an appropriate time frame before the works are required again

12. As the trees are visible above the property from Ridgewood Avenue the works will be noticeable. However as the trees currently provide more a visual block, rather than prominent individuals, it is considered that the impact on the amenity of the area will be limited.
13. Tree 11 is an early mature oak tree that is growing out of the cliff face approximately half way up. Due to the leverage that is being exerted on the face of the cliff by the tree, it is likely that the tree may fail if the surrounding sandstone gives way. In order to prevent this it is recommended that the tree is felled. This should prevent any failure of the sand stone.
14. As the tree is growing up the face of the cliff it does not form part of the skyline and has limited amenity value.

CONCLUSION

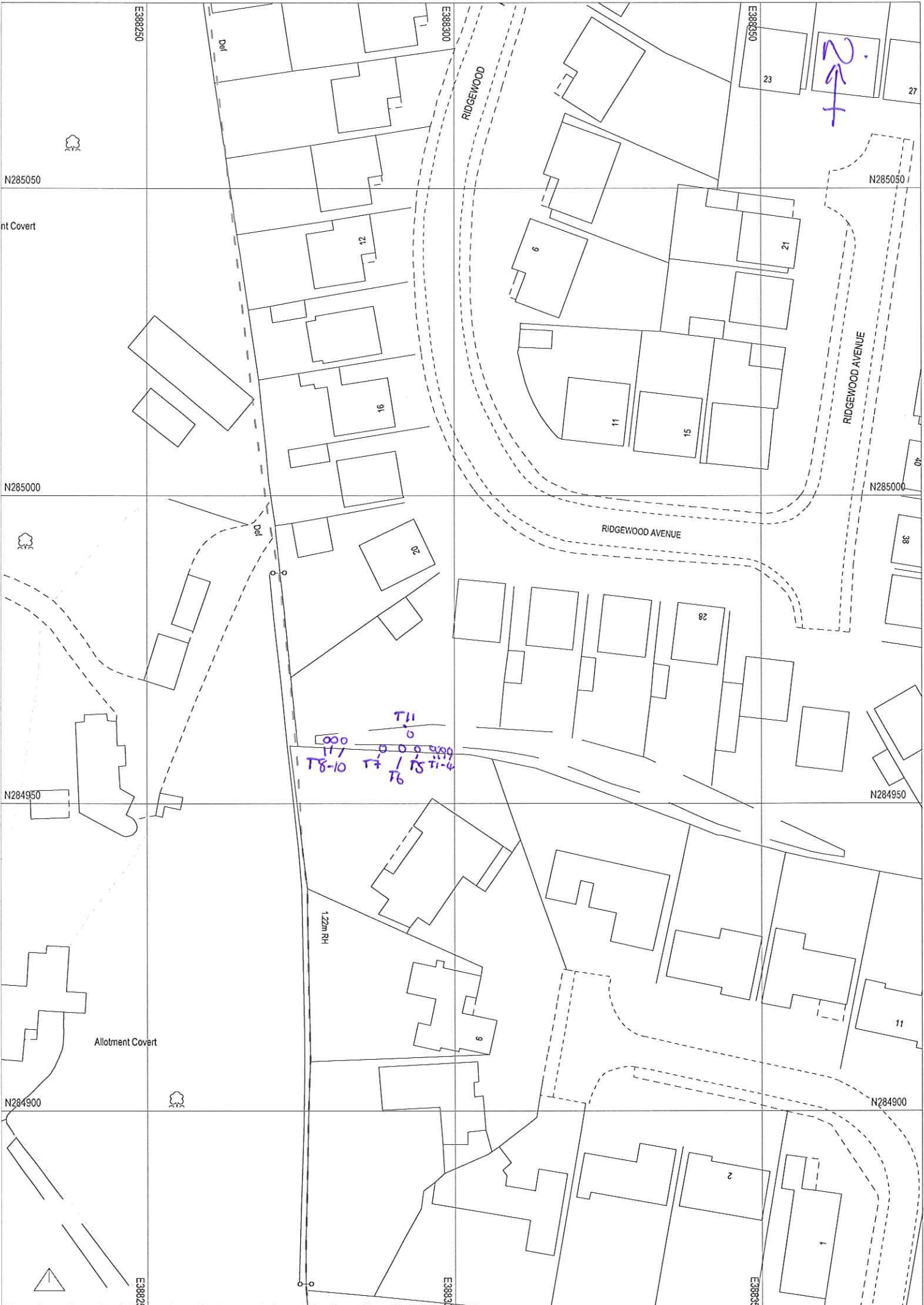
15. The applicant has proposed the reduction of trees 1 – 10 and the felling of tree 11 as they have concerns over the safety of the trees, and the damage they may be causing to the cliff face.
16. Trees 1-10 are situated along the top edge of the cliff and are rooted into the sand stone. As the sand stone will limit the amount of roots that the trees can develop trees in such a situation are often unstable and liable to failure during unsettled weather conditions. In order to prevent the failure of any of the trees it is recommended that the trees are reduced by either 40% (Trees 1-6) or 50% (Trees 7 – 10).
17. Tree 11 is growing out of the cliff and it is recommended that this tree is felled to prevent it from failing and damaging any of the cliff face by root action.
18. The works will be noticeable from Ridgewood Avenue, but should have a limited impact on the amenity of the area, as the trees will still form a visual block of greenery, albeit reduced, that provides amenity to the area.

RECOMMENDATION

19. 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, the works hereby approved are as follows: -
Schedule:
T1 –4 – Hawthorn – Crown reduce by no more than 40%. All works shall be carried out to leave a well balanced and healthy crown.
T5 – Sycamore – Crown reduce by no more than 40%. All works shall be carried out to leave a well balanced and healthy crown.
T6 – Oak – Crown reduce by no more than 40%. All works shall be carried out to leave a well balanced and healthy crown.
T7 – Ash – Crown reduce by no more than 50%. All works shall be carried out to leave a well balanced and healthy crown.
T8 – 10 – Sycamore – Crown reduce by no more than 50%. All works shall be carried out to leave a well balanced and healthy crown.
T11 – Oak – Fell.
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 works hereby approved shall be carried out within 12 months of the date of this decision.



N285050

nt Covert

N285000

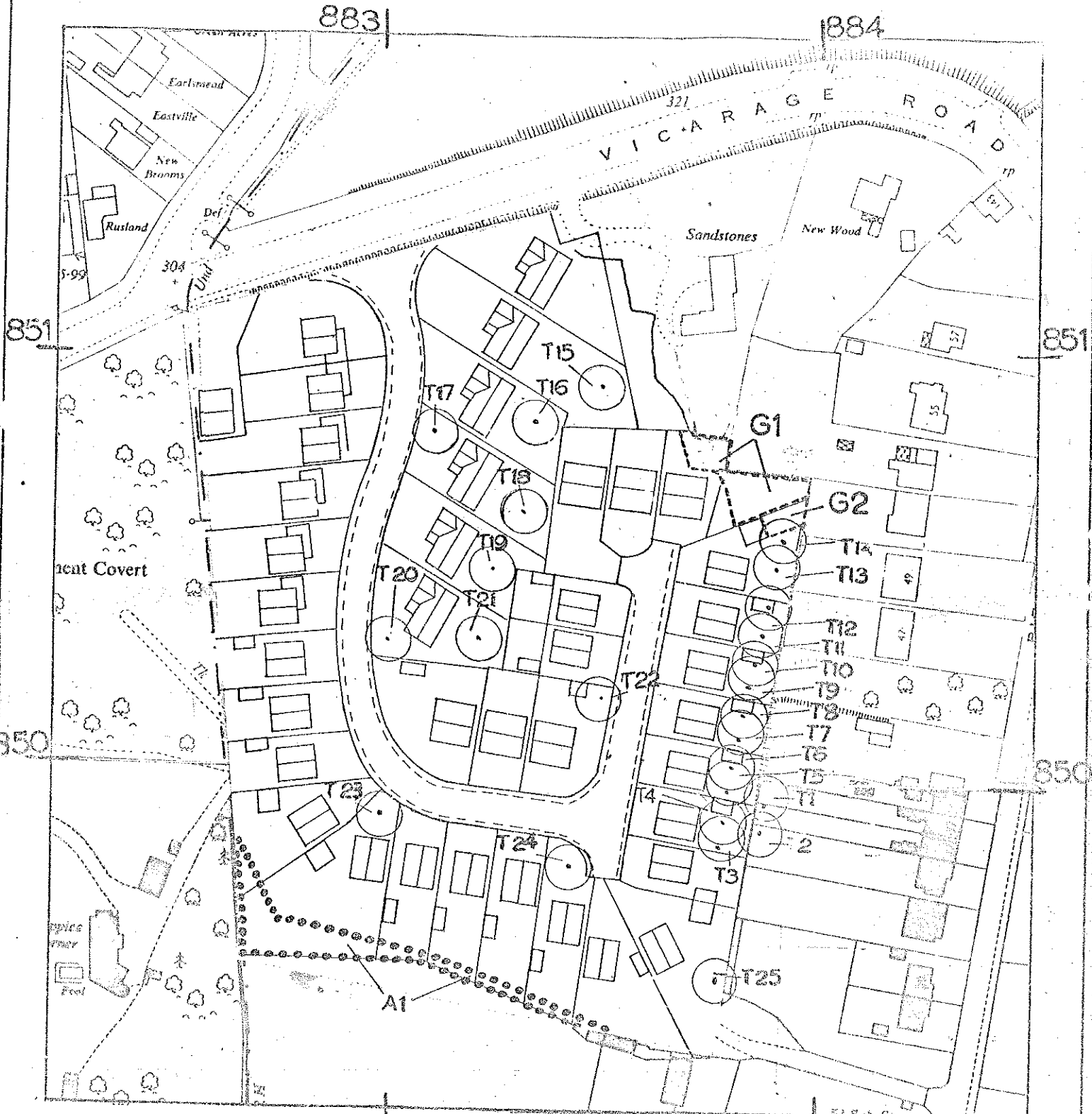
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N284900

Allotment Covert

COUNTY OF WORCESTER
(VICARAGE ROAD, STOURBRIDGE)

TREE PRESERVATION ORDER, 1972



SCALE :- 1250

WORCS. OS SHEETS
SO 8885 SW & 8884 NW

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

FIRST SCHEDULE

* TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Ash	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08884 NW.
T2	Sweet Chestnut	In the Borough of Stourbridge On the OS Sheet Worcestershire S08884 NW.
T3	Silver Birch	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08884 NW
T4	Leyland Cypress	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08884 NW.
T5	Leyland Cypress	In the Borough of Stourbridge. On the OS Sheet Worcestershire S0 8884 NW.
T6	Leyland Cypress	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
T7	Leyland Cypress	In the Borough of Stourbridge. On the OS Sheet Worcestershire S0 8885 SW.
T8	Leyland Cypress	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
T9	Leyland Cypress	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
T10	Leyland Cypress	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
T11	Silver Birch	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
T12	Silver Birch	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885SW.
T13	Silver Birch	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
T14	Silver Birch	In the Borough of Stourbridge On the OS Sheet Worcestershire S08885 SW.

FIRST SCHEDULE CONTINUED

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
T15	Red Oak	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
T16	Silver Birch	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
T17	Swedish Birch	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
T18	Pseudoacacia 'Frisia'	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
T19	Hornbeam	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
T20	Malus tschonoskii	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
T21	Leyland Cypress	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
T22	Silver Birch	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
T23	Swedish Whitebeam	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08884 NW.
T24	Norway Maple	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08884 NW.
T25	Sweet Chestnut	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08884 NW.

TREES SPECIFIED BY REFERENCE TO AN AREA
(within a dotted black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
A1	The several trees of whatever species standing in the area numbered A1 on the map.	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08884 NW.

FIRST SCHEDULE: CONT.

GROUPS OF TREES
(within a broken black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
G1	Group consisting of 10 Silver Birch.	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.
G2	Group consisting of 6 Silver Birch.	In the Borough of Stourbridge. On the OS Sheet Worcestershire S08885 SW.

WOODLANDS

None

* The Order to become effective on trees numbered T3 to T24 inclusive as from the date of planting.