

**WYRE FOREST DISTRICT COUNCIL****PLANNING COMMITTEE****10<sup>TH</sup> AUGUST 2010****Land at Campion Way, Threfall Drive and Anton Close, Bewdley.**  
**Tree Preservation Order No. 351**

<b>OPEN</b>	
<b>DIRECTOR:</b>	<b>Director of Planning and Regulatory Services</b>
<b>CONTACT OFFICER:</b>	<b>Alvan Kingston – Extension 2548 Alvan.Kingston@wyreforest.gov.uk</b>
<b>APPENDICES:</b>	<b>Location Map</b>

**1. PURPOSE OF REPORT**

- 1.1 To determine whether the Tree Preservation Order No 351 (2010) relating to trees on land at Campion Way, Threfall Drive and Anton Close should be confirmed or not.

**2. RECOMMENDATION**

- 2.1 **That Tree Preservation Order No. 351 be confirmed without modifications.**

**3. BACKGROUND**

- 3.1 During 2008 and 2009 the Council commenced the re-surveying of all Area Tree Preservation Orders within the District that were made pre-1975. This was carried out for a number of reasons, although instructions sent from Central Government requiring all local authorities to keep their TPO's up-to-date and in good order, placed a greater emphasis on the need to undertake such survey work.
- 3.2 The original TPO covering this area was made in 1966 when the land was part of the grounds of Warstone House. Since then there has been many changes to the area, the most profound of which was the construction of 67 dwellings and associated works in 2000 that now form Campion Way, Threfall Drive and Anton Close.

**4. KEY ISSUES**

- 4.1 As a result of the development of the site many trees find themselves in small to moderate sized gardens, where the relationship between them and the new dwellings is not ideal.
- 4.2 However the trees have been present for many years and the owners of the properties bought their houses knowing they had trees within their gardens. The TPO review has been carried out with the needs of the occupiers of the dwelling, the expectations of local people and the needs of the trees in mind. This has resulted in the inclusion of 39 mature trees within the site that are in a good condition, have high amenity value and are a very important historical feature for the local landscape, consisting of:

- T1 Corsican pine (*Pinus nigra var maritima*)

- T2 Corsican pine (*Pinus nigra var maritima*)
- T3 Lime (*Tilia spp*)
- T4 Sycamore (*Acer pseudoplatanus*)
- T5 Sycamore (*Acer pseudoplatanus*)
- T6 Horse chestnut (*Aesculus hippocastanum*)
- T7 Horse chestnut (*Aesculus hippocastanum*)
- T8 Common beech (*Fagus sylvatica*)
- T9 Corsican pine (*Pinus nigra var maritima*)
- T10 Lime (*Tilia spp*)
- T11 Corsican pine (*Pinus nigra var maritima*)
- T12 Cedar of Lebanon (*Cedrus libani*)
- T13 Common beech (*Fagus sylvatica*)
- T14 Common beech (*Fagus sylvatica*)
- T15 Lime (*Tilia spp*)
- T16 Lime (*Tilia spp*)
- T17 Lime (*Tilia spp*)
- T18 Lime (*Tilia spp*)
- T19 Lime (*Tilia spp*)
- T20 Lime (*Tilia spp*)
- T21 Lime (*Tilia spp*)
- T22 Lime (*Tilia spp*)
- T23 Lime (*Tilia spp*)
- T24 Lime (*Tilia spp*)
- T25 Lime (*Tilia spp*)
- T26 Lime (*Tilia spp*)
- T27 Lime (*Tilia spp*)
- T28 Lime (*Tilia spp*)
- G1 6 Corsican (*Pinus nigra var maritima*)  
2 Lime (*Tilia spp*)
- G2 3 Lime (*Tilia spp*)  
1 Larch (*Larix spp*)  
1 Scots pine (*Pinus sylvestris*)

4.3 Objections to the TPO have been received from 3 local residents.

4.4 Their objections have been submitted separately, however the nature of the objections are largely the same and are summarised below:

- The development is crowded and according to Wyre Forest District Council should never have happened due to the relationship of the dwellings and the trees.
- The lime trees sometimes drop dead branches, which have fallen on sheds and fences causing damage that had to be repaired.
- We are aware of the damage and injury that may be caused to family friends and loved ones.
- The Honeydew that comes from the lime trees reduces the growing ability in our gardens.
- Play equipment, garden furniture and cars get affected by honeydew at the back and front of the houses.

**Officer Comments**

4.5 In response to the objections received, the following comments are made:

a) The development is over crowded and according to Wyre Forest District Council, should never have happened.

- It is acknowledged that the development is rather crowded, which does in turn result in large mature trees being situated in small gardens. However, this was the case when the objectors purchased their properties. The nature of this estate is one that is well wooded. Officers consider that residents would have been able to consider the relationship between the trees and the dwellings prior to purchasing their properties.

b) The safety of the trees

- The TPO review assessed the condition and suitability of each of the trees in turn. Any tree included within the new TPO it has been deemed to be in a safe condition. There have been a few moderate sized branches fall from some of the lime trees in Campion Way, however they are mature trees that require regular inspection and, in turn, minor works. The removal of dead and damaged branches is exempt works and the owners will be able to remove these without a formal application.
- Officers have sympathy for the concerns of one of the objectors who prevents their children from playing in the garden. However there are no visible signs that this particular tree will fail in the near future. As long as yearly inspections and removal of dead or damaged branches take place when necessary, there should not be a significant threat to the safety of people using the garden.

c) Honeydew

- Honeydew is basically sugar water that is the excretions of sap-sucking insects. The problems that the objectors are having are due to an infestation of sap-sucking insects (likely to be aphids). Therefore the trees are not the direct cause of the honeydew issues; they are just the hosts to the sap sucking insects. Biological and chemical treatments can help to decrease the insect infestation and will reduce the impact they are having.

**5. FINANCIAL IMPLICATIONS**

5.1 There are no financial implications arising directly as a result of this report.

**6. LEGAL AND POLICY IMPLICATIONS**

6.1 There are no legal and policy implications arising directly as a result of this report.

**7. RISK MANAGEMENT**

7.1 There are no risk management issues arising directly as a result of this report.

8. **EQUALITY IMPACT ASSESSMENT**

8.1 There are no issues arising from the equality impact assessment.

9. **CONCLUSION**

9.1 Officers consider that the objections and representations have been fully considered and that the Tree Preservation Order should be made without modification.

10. **CONSULTEES**

10.1 None

11. **BACKGROUND PAPERS**

11.1 Tree Preservation Order No. 351

TPO LOCATION PLAN

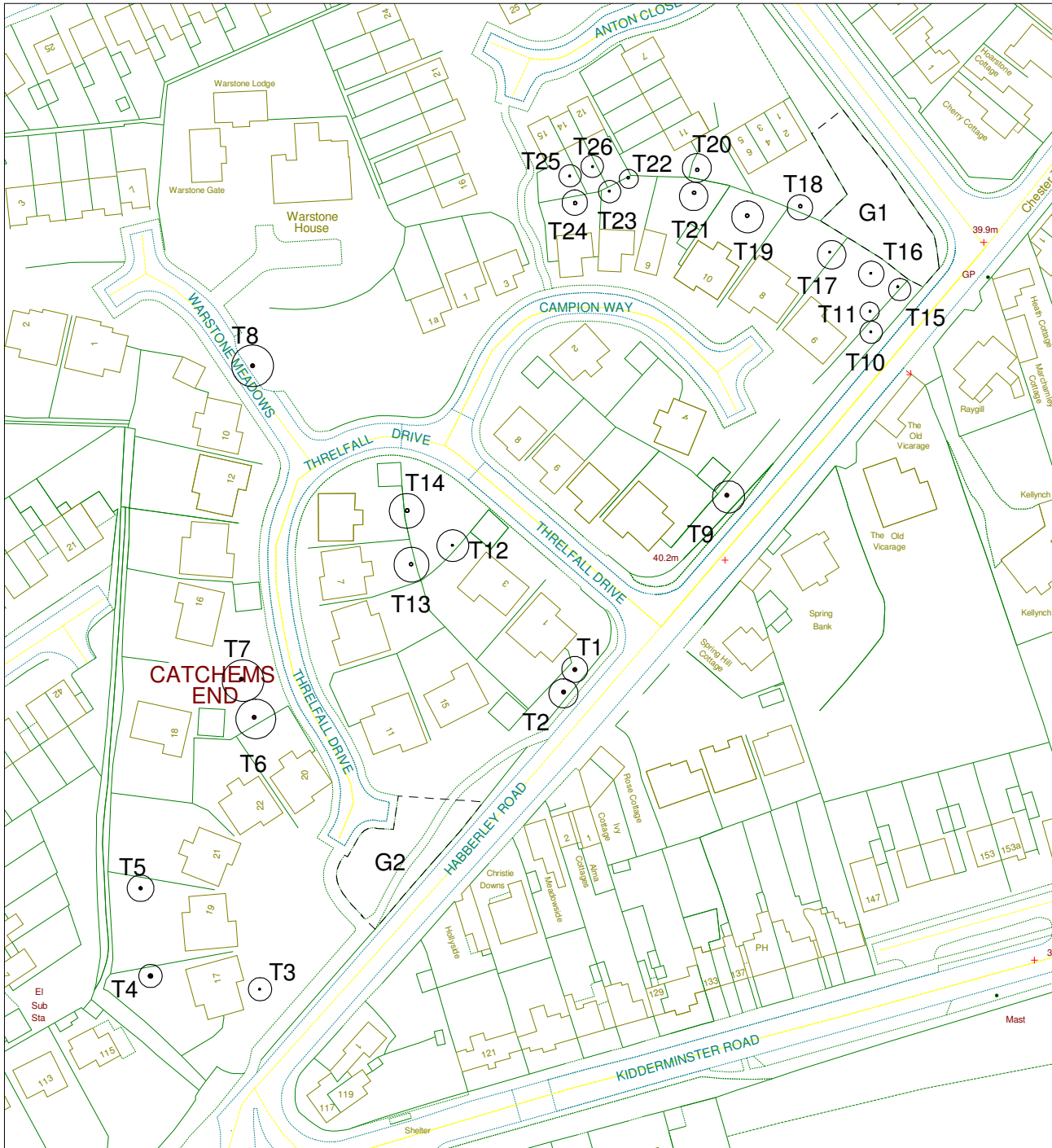
Date:- 29 July 2010

OS sheet:- SO7975NE

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**Wyre Forest District Council**

PLANNING AND REGULATORY SERVICES DIRECTORATE

**Land at Threlfall Drive, Campion Way and Anton Close  
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