

CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 17 November 2020
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Planning application no. 20/00006/TPO

Site Oxley Park Golf Club, Stafford Road, Wolverhampton, West Midlands, WV10 6DE

Proposal Confirmation Report for The Wolverhampton City Council (Oxley Park Golf Club No.1) Tree Preservation Order 2020

Ward Oxley

Applicant N/A

Cabinet member with lead responsibility Councillor Stephen Simkins
Cabinet Member for City Economy

Accountable Director Richard Lawrence, Director of Regeneration

Originating service Planning

Accountable employee James Dunn
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Email james.dunn@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Confirm without modification.

2.0 Application site

2.1 The tree subject to this application is located adjacent to the main entrance driveway of Oxley Park Golf Club, immediately adjacent to the boundary with the rear carpark area of the Polish Catholic Centre and Church on Stafford Road.

3.0 Application details

3.1 The tree is a large maturing beech tree that has developed a good form, is in good condition and provides a high amenity value to the surrounding area due to its visibility from the public areas and highways in the locality, in particular when viewed from Stafford Road.

4.0 Relevant policy documents

4.1 None.

5.0 Publicity

- 5.1 At the time of service, and in line with the statutory requirements, a copy of the order and associated documentation was served on the site owner and all owners of adjacent land.
- 5.2 In response to the service of the order an objection was received on behalf of the Polish Catholic Church and Centre.
- 5.3 The objection is based upon the impact of the tree upon the Church property, in particular the roots of the tree are affecting the drains which has led to flooding in the cellar, where the boiler is situated; the roots of the tree are damaging the retaining wall between the golf club and the church; the canopy of the tree overhangs the carpark and the branches and leaves fall from the tree. The Church is concerned that if they repair the problems then they occur again causing further expense to the church which would not be affordable.

6.0 Consultees

6.1 None.

7.0 Legal implications

- 7.1 If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for preservation of trees, they may make an order to that effect. Before confirming the Order, the local planning authority must consider any objections and representations duly made. KR/21102020/B

8.0 Covid Implications

- 8.1 There are no Covid implications arising from the recommendation(s) of this report.

9.0 Appraisal

- 9.1 The beech tree subject to this order is considered to provide a high amount of amenity to the surrounding area, given its size, form and condition. Whilst not obviously prominent in the street scene, due to its set back from the public highway, given its size and form, it does form a significant part of public views in the area. In addition, the tree will also provide an amenity to the visitors of the Church and the Golf Course, which given the number of visitors and the nature of the properties is considered to be a quasi-public amenity. The amenity value of the tree is sufficient to justify the service of a Tree Preservation Order.

- 9.2 Whilst root ingress into drain is possible, and not infrequent, the remedy for such issues is generally to line the drain with a fibreglass drain liner, that have much greater resistance to root ingress than older terracotta section drains. Therefore, the root ingress is not sufficient justification to prevent the inclusion of a tree within a Tree Preservation order.
- 9.3 The damage to the wall between the golf club and the church is noted, and it is accepted that it appears to be related to the expansion of the tree's roots, however it appears to have been present for some time, and there is no evidence to show that it is causing a safety issue. Should works become necessary in relation to the roots or the damage to the wall, then an application could be made with the appropriate evidence to justify the proposed tree works at the time they are required.
- 9.4 No evidence of poor health or condition was observed in the tree, and the clearance of leaves, twigs and other seasonal debris forms part of reasonable property maintenance.
- 9.5 Overall, the grounds for objection are no sufficient, either singularly or cumulatively to prevent the confirmation of the order at this time.

10.0 Conclusion

- 10.1 The level of amenity provided by the tree is sufficient to justify the confirmation of the Tree Preservation Order.

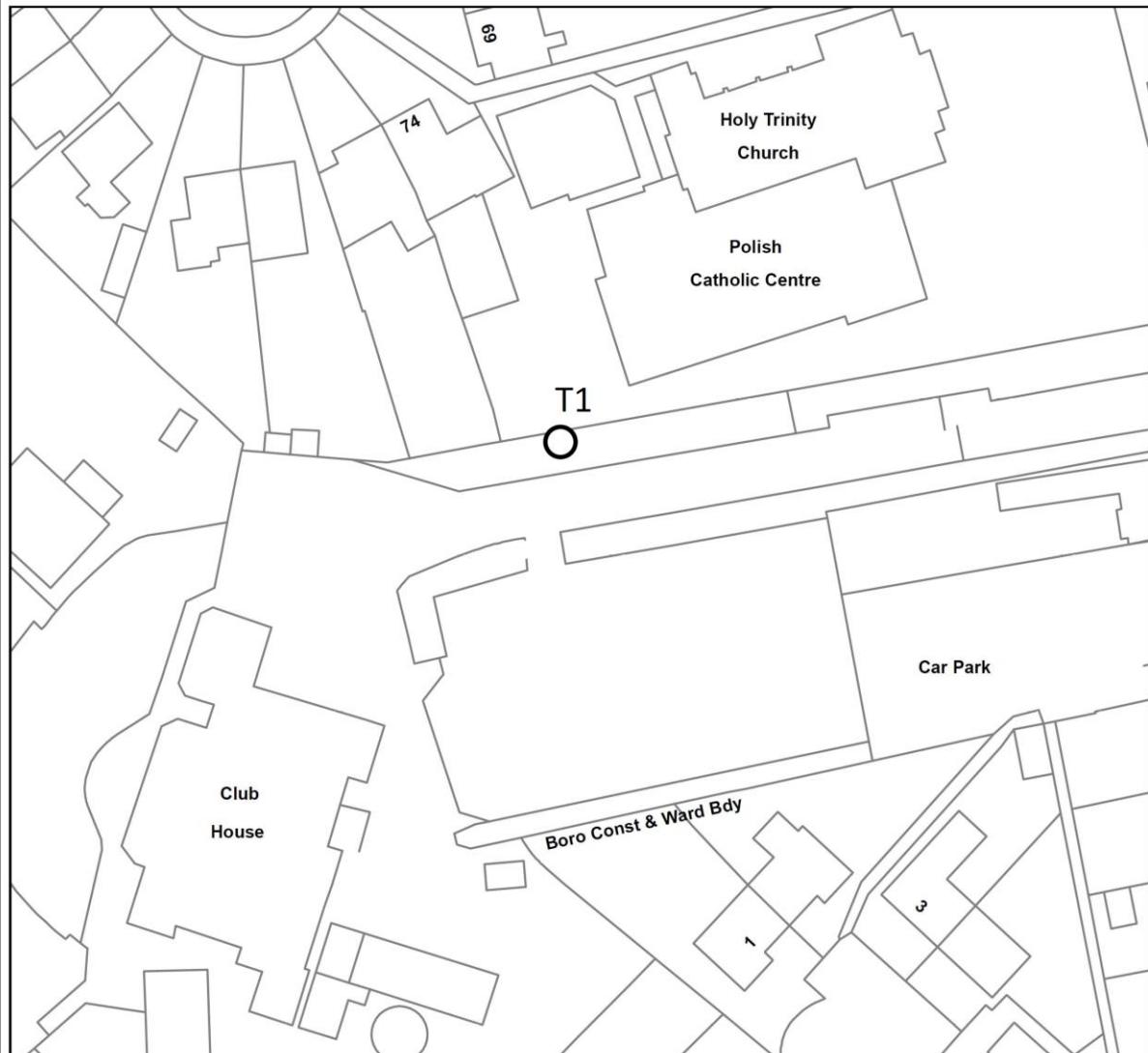
11.0 Detail recommendation

- 11.1 Confirm the order.

The Wolverhampton City Council

CITY OF
WOLVERHAMPTON
COUNCIL

(Oxley Park Golf Club No.1) Tree Preservation Order 2020



Scale: 1:625

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Organisation	Wolverhampton City Council
Department	Planning
Comments	20/00006/TPO
Date	10/07/2020
MSA Number	100019537

SCHEDULE

Specification of trees

Trees specified individually
(encircled in black on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
T1	Beech	Main driveway of Oxley Park Golf Club, Stafford Road, Wolverhampton

Trees specified by reference to an area
(within a dotted black line on map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
NONE		

Groups of trees
(within a broken black line on the map)

<i>Reference on Map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
NONE		

Woodlands
(within a continuous black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
NONE		