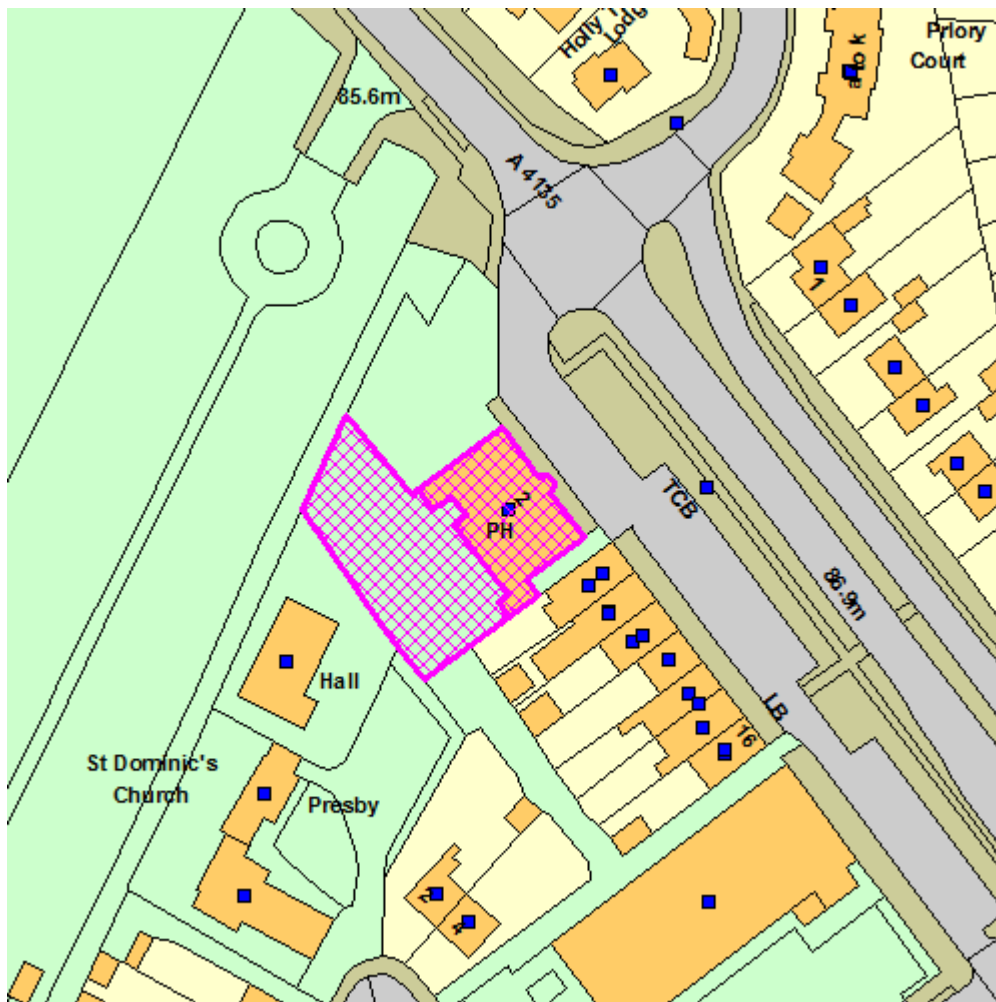




## Development Control Committee Schedule 24/07/2018

<b>Item No:</b>	<b>07</b>
<b>Application No.</b>	S.18/1080/NEWTPO
<b>Site No.</b>	
<b>Site Address</b>	Kingshill Inn, 2 Kingshill Road, Dursley, Gloucestershire
<b>Town/Parish</b>	Dursley Town Council
<b>Grid Reference</b>	375076,198954
<b>Application Type</b>	New Tree Preservation Order
<b>Proposal</b>	TPO 569 Kingshill Inn, 2 Kingshill Road
<b>Recommendation</b>	Consent
<b>Call in Request</b>	Planning Manager



<b>Applicant's Details</b>	
<b>Agent's Details</b>	None



## Development Control Committee Schedule 24/07/2018

<b>Case Officer</b>	Mark Hemming
<b>Application Validated</b>	15.05.2018
	<b>CONSULTEES</b>
<b>Comments Received</b>	
<b>Constraints</b>	Consult area Local Shopping Centre (LP) Neighbourhood Plan Dursley Town Council SAC SPA 7700m buffer Settlement Boundaries (LP)
	<b>OFFICER'S REPORT</b>

This report is returned to Committee to allow the owner of the tree to address Members.

The Kingshill Inn in Dursley has recently been sold by Wadworth & Company Limited. The land is currently being cleared by the new owner so he can use the outside space for vehicle storage. The author of this report was contacted by Members of the local community requesting that a tree preservation order be served on the Turkey oak as it was going to be felled.

A visual tree assessment (VTA) (Appendix 1) was undertaken to assess the trees structure and vitality. The tree contains no significant defects and has good vitality. Vitality relates to the condition of the bark, leaves, and extension growth.

When considering whether trees should be protected by the serving of a tree preservation order, local planning authorities are advised to develop systems for assessing the trees amenity value prior to serving the order. The suitability for serving a tree preservation order was considered using the TEMPO methodology. TEMPO is designed as a field guide to decision making. It stands as record that a systematic assessment has been undertaken prior to serving a tree preservation order (please see the enclosed completed pro-forma).

It is your officers advise that a provisional tree preservation order be served.

An objection to the serving of the order has been received from Mr Billett. Mr Billett is the owner of the Kings Hill Inn, 2 Kingshill Road, Dursley. The salient points regarding the objection are as follows;

1. Turkey oak is non-native.
2. The tree will drop sap, catkins, leaves and twigs, and bird faces over the vehicles.
3. It is imperative that the tree is removed to allow the expansion of the business:  
S.18/1051/FUL.



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#### 4. The tree suffers with Knopper Gall wasp.

Turkey Oak. *Quercus cerris*.

Knopper Gall wasp (*Andricus quercuscalicis*), whose caterpillars turn the acorns of English oak within flying distance into oozing lumpy galls. In parklands settings Turkey oaks are removed to allow the acorns of the favoured English oak (*Quercus robur*) to germinate. Turkey oak is host to gall wasp whose larvae damage the acorns of native Oaks. The flowers are wind pollinated catkins, maturing about 18 months after pollination; the fruit is a large acorn.

A gall is an abnormal growth, caused in this case by the development of wasp eggs within the plant tissue. The wasp lays eggs in the catkins of the Turkey oak, these hatch and develop into wasps which in turn lay their eggs in the flowers of English oak. The acorns that form are grossly mis-shaped and are called knopper galls. In some areas Turkey oaks are removed from woodlands and parklands to eradicate the problem.

The Turkey oak that is subject to the provisional order is located on the suburban fringe of Dursley, not within a woodland or parkland setting. Given that it stands alone in an area not characterised by English oaks, the changes of the wasps infected English oaks within the town is low.

Oaks drop male catkins. Their structures carry the male flowers of the tree. Oaks produce separate male and female flowers on the same plant. The female flowers will eventually turn into acorns, but for that to happen, they have to be pollinated from the male flowers. To accomplish this, the male flowers dump huge quantities of pollen into the air where it will drift in the wind and reach female flowers.

To stop the male catkins and leaves falling onto the cars the appellant could amend the application to include a shade sail or other type of cover to protect the vehicles parked under the tree. Leaf litter, catkins, pollen etc is a seasonal problem and can easily be cleaned up.

Woolly Oak aphid. On the date of my site visit to there was no sign of an aphid infestation. When seen the aphids bodies are covered in a woolly white wax. After overwintering on the tree as eggs, spring hatched females give birth to live female young. Several more all female generations follow until autumn, when pests produce male and female offspring. After mating the females lay eggs and restart the cycle. Throughout their lives, woolly oak aphids feed on the phloem - sap.

If the edges of the Oak tree new spring leaves are curling over the upper surfaces, the aphids will be folding the leaves into protective coverings. Lifting the edge reveals a build up of white, cottony wax. Woolly aphids produce syrupy waste called honeydew. This goo drenches the leaves, branches and surrounding objects. On the date of my site visit the tree wasn't displaying any evidence of woolly aphid.

Members are asked to consider all the information before them, and to vote on whether to confirm the order or not. If the order isn't confirmed the landowner may remove the tree.



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1. Trees Specified Individually  
(encircled in black on the map – Appendix 2)

Reference on map -T1

Description (species) -Oak

Situation (location) -Kingshill Inn,2 Kingshill Road,Dursley  
GL11 4EJ

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**Development Control Committee Schedule  
24/07/2018**