

Mr Dave Adams
Executive Director - Operational Services
Newcastle under Lyme Borough Council
Castle House
Barracks Road
Newcastle under Lyme
ST5 1BL

15th October 2018

Dear Dave Adams

PS/TPO 197 [2018] Land at Lynn Avenue/Walton way

I write to you as the owner, occupier of 22 Lynn Avenue Talke, and as a director of Talke Wildlife Ltd, the land owners of the majority of land to which the above Order relates. We do not own the land to the West of the footpath, and neither do we own the land containing the footpath itself. Our land ends behind a bungalow on the North side of Lynn Avenue.

Firstly, I do appreciate, and agree that some of trees on the land are now starting to become pleasing from a visual point of view. Additionally, I am also generally in favour of their retention. However, the Order, as it currently stands, is cutting across some of the objectives of Talke Wildlife Ltd, and would be, in the longer term, detriment to the build-up of wildlife habitat that has been created. Many of the trees on the land are the non-native Sycamore, a well-known invasive tree species. THAT IS A FACT. For NCULBC to seek to preserve a non-native invasive tree species via a tree Preservation Order is beyond my comprehension. OPINION - Sycamore are in the same category of those two other well-known non-native species, Grey Squirrel and Japanese Knotweed. There cannot be any sound or logical case for their preservation. They are invasive pests that need to be controlled or eradicated.

When Talke Wildlife Ltd. purchased the land, it was with the specific aim of protecting the area from fly tipping and indiscriminate felling, cutting, and lopping of the trees and shrubs, with the intention and hope that the area could become somewhat more wildlife friendly. To this end, I think the Company has had a great deal of success. Removal/recycling of many

tipped items have been undertaken, at my own personal cost. That work has now ceased, as it is not possible to enter the land for fear of treading on Sycamore saplings and breaching your Tree Preservation Order. At no time has the Company sought any funding from NCULBC, or anyone else. It has been very much a labour of love, and expense.

On occasions, Talke Wildlife Ltd. has refused some resident permission to remove or cut down/lop trees. This has been generally, [but not always] Lynn Avenue residents. Clearly, not everyone on the Coppice Estate is in favour of the trees. Some believe the trees to be a visual obstruction of their panoramic views across Staffordshire and Cheshire. When these properties were built, in the 1970's by Kelly/Poco Homes, there were only about half a dozen or so Whitebeam trees planted on the site by the developer, presumably by agreement with NULBC, as part of the original planning strategy. Thus many of the homes on Lynn Avenue were purchased by owners in the belief that they would always enjoy a very visual panoramic view, and that NCULBC would take over the ownership of the open space land and maintain it in accordance with the original planning consents for the Coppice Estate. However, NCULBC did not take over the ownership of the open space land, nor maintain it in accordance with the original planning consents that they themselves had agreed to and passed. Then in 1980, E Wetherell, DMA, Solicitor, Secretary wrote to the Coppice residents as instructed by NCULBC in his letter of 31st March of that year [copy enclosed]. Rightly, or wrongly, some of residents took this as an admission of failure by NULBC. One of the most interesting points made by E Wetherell, in his letter, is "b) to ensure that the area was soiled and grassed to a reasonable standard" No mention of trees what so ever. That one letter immediately led to many residents encroaching onto the open space land, fencing it off and using the land for a domestic garden purpose.

Having 'washed their hands' of the open space land on the Coppice Estate in 1980, some thirty eight years later, NCULBC, without any prior consultation with Talke Wildlife Ltd., the land owner of the land the which most of the Order applies, slap a blanket Tree Preservation Order on land they originally only wanted 'soiled and grassed'. I ask myself "Where is the openness and transparency of Local Government that we are all entitled to in 2018? Have you acted outside your powers?" By not consulting with Talke Wildlife Ltd, my opinion is, the democratic process has not been duly adhered to, and I have to suspect that NCULBC are operating to an agenda behind closed doors to undermine Talke Wildlife Ltd, and it's objectives, as owners of the majority of land that is now subject to your Order. I will be looking further into that, as a separate issue.

If the blanket Order continues in force it would severely hamper Talke Wildlife Ltd. efforts to protect the land and the wildlife living and visiting thereon. All woodland needs to be managed, and the Company tried to sympathetically proceed on this basis, with a structured management plan. Your order now prohibits the Company from doing any of this, and maintaining the land. I think the Forestry Commission would agree that woodland cannot be left alone without any form of structured land management plan being in force. In the short term, the trees would be protected to some degree, provided you can enforce/police the Order. In the longer term you would end up with trees growing all over the land, leading to a dense canopy of epic proportions. Such canopy would then, through lack of natural daylight begin to destroy the undergrowth of shrubs, wildflowers and grass land. The result would be catastrophic for many wildlife creatures, through loss of habit, breeding grounds and food source. An ecological disaster will occur if you do not remove your Order. Again, I am sure the Forestry Commission would agree that just placing a blanket Tree Preservation Order on an area of land, would not be the best policy for wildlife, and their habitat, and certainly not be the best policy for the trees themselves. Even trees need a bit of space between them and their neighbour, otherwise there is not only the risk of spreading disease rapidly from tree to tree, but the trees themselves would suffer from lack of light, rainfall, soil nutrients and space to grow. You would/will end up with an area full of sickly, thin wispy and spindly poor quality trees, no shrubs, no grasses, and basically no great amount of wildlife. I am sure, this is not what your intention is, but that will be the result in the longer term if you proceed with your Order. Please feel free to discuss my genuine thoughts, fears and concerns with the Forestry Commission. In the event they disagree with my beliefs then I unreservedly apologise and bow to their superior knowledge.

Currently, there are far too many Sycamore trees on the land, most of which were coppiced and lopped before the purchase by Talke Wildlife Ltd. Again, I will yield if the experts disagree, but it has always been to my limited knowledge that the Sycamore tree is somewhat a 'thug' in the British countryside. Apparently, as evidenced by the three enclosed attachments, it spreads very quickly, has a very dense canopy, and soon takes over woodland to the detriment of all other trees, shrubs, wildflowers and grasses and the like. Birds invariably do not nest, or roost in Sycamore trees. Sycamore trees, as a non-native invasive species, are not in need of any preservation what so ever. However, there may be a couple trees of different species on the land, and the Company may not have any objection to individual Orders being placed upon them. Personally, I have never removed any Sycamore trees, but in order to contain them, and to stop them

spreading too rapidly, I have continued to coppice the pre-coppiced Sycamore trees inherited by Talke Wildlife Ltd. Any un-coppiced or un-lopped Sycamore trees have been left alone by me. In addition to keeping the coppiced Sycamores under control, the resultant more open space around them, has led to more shrub, wildflower and grassland growth to the benefit of small birds, and mammals/creatures that prefer that type of environment habitat. If your Order remains in force these coppiced Sycamore will soon destroy valuable wildlife habitat, and the wildlife living and breeding thereupon. I see there being no amenity visual or otherwise in preserving coppiced Sycamore trees what so ever. You, NCULBC should know that Sycamore is actually a non-native species; very invasive, rapid growing and prolific reproducer by way of its well know 'helicopter' seed dispersal system. Additionally, the leaf of Sycamore does nothing to bring any visually pleasing aspect to the glorious colours of autumn provided by other varieties of tree. I would also say the similar about the species of Willow on the land. It needs to be coppiced rather than left to grow into tangled messy trees of no amenity/benefit to anyone.

To sum it up, I would like to work in conjunction with the Council to formulate a plan to take this matter forward, and preserve/protect any trees [Sycamore excepted] on the land that warrant a preservation by voluntary agreement or a formal Order. There may be some potential specimens on the land that could probably benefit from such an individual agreement or Order, because they currently have other trees growing around and within their space, and their canopies, are in some cases, entwined. Might I suggest a meeting at your offices, or a site inspection, with someone from the Forestry Commission in attendance for expert advice and comment? Obviously, I would have no objection to any other interested party also being in attendance. In general, the wellbeing of the area is of importance to the both of us, and I seek an amicable way forward, but I do not really believe that the Order you have placed upon the land is anything other than a totally wrong approach, and a slight against the hard work undertaken by Talke Wildlife Ltd. in their attempts to improve the area from all points of view.

Yours respectfully

Owen Pearson
22 Lynn Avenue
TALKE
S.O.T.
ST7 1PA

(4)

Documents enclosed in conjunction with letter dated 15th October from Owen Pearson in respect of PS/TPO 197[2018] Land at Lynn Avenue/Walton Way.

1. Letter from NCULBC to Coppice residents dated 31st March 1980 - 1 page
2. Urban 75 - The Sycamore, the Real Thug of the Tree World - internet discussion - 7 pages
3. Keele University - Sycamore Acre pseudoplatanus - 2 pages
4. Status in Great Britain - Sycamore index page - 5 pages
5. Daniel Greenwood. Woodland Diary - Sycamore coppicing - 1 page



BOROUGH OF NEWCASTLE-UNDER-LYME

E. WETHERELL, D.M.A., Solicitor

SECRETARY

Civic Offices, Merrial Street, Newcastle, Staffs., ST5 2AG

Telephone Newcastle (Staffs.) 610161
(STD Code 0782) Ext. 211

My Ref Sec/EL-P61

Your Ref

When calling or telephoning please ask for

Date 31st March 1980

Dear Sir/Madam,

OPEN SPACE ON THE COPPICE ESTATE

From time to time over recent years, the Borough Council has received complaints about the condition of the open space on your estate. As you will know, the original developer went into liquidation. However, correspondence has taken place with the later developer in an effort:-

- a) to obtain a firm assurance about the stability of the open space land because of its steep embankments; and
- b) to ensure that the area was soiled and grassed to a reasonable standard.

To date, the Council has not been satisfied on these issues and is not prepared to take over an area which will be difficult and expensive to maintain or could possibly create problems because of instability. Unfortunately, there are no sanctions which the Council can impose on the developers.

For many years the Council and its predecessors have required housing estate developers to lay out the open space as part of the development. Obviously builders must take the cost into account and it is presumed that this is reflected in the price of houses sold on the estate. Thus, you have almost certainly paid something for the laying out of the open space.

There may have been representations made to you at the time of buying your house that the builder would lay out the open space in a satisfactory manner or there may even be special mention in your deeds. In other similar cases, residents have had some success in persuading the builder to carry out work on open space areas being prepared to do some of the work themselves. In the circumstances, the Council has asked me to write to residents on the estate with the suggestion that residents, particularly those who purchased their house from Poco Homes Ltd., should get together to consider taking combined action against the developer to try and have the open space brought up to a condition which would enable the Council to take it over.

Yours faithfully,



Secretary

⑥

urban75

Log in or Sign up

Forums

Events

Members

FAQ

Search Forums

Recent Posts

Search...

Forums

General discussion

suburban75

The Sycamore, the Real Thug of the Tree World

Discussion in 'suburban75' started by Shango12, Feb 16, 2008.

Page 2 of 2 < Prev 1 2



Mrs Magpie

On a bit of break...

Knopper galls are my favourites with a robin's pincushion a (very) close second.

Mrs Magpie, Feb 18, 2008

#31



durruti02

love and rage!

Shango12 said: ↑

Another tree-based thread:

The Sycamore the real pest of the tree World

The tree that blights our gardens, our urban green areas, railway verges, derelict spots and rural areas, The only tree that should be classified as a **pest!** "Leaves on the line"?, inevitable they will be sycamore leaves, great big flat leaves that all drop at once, (get rid of the sycamores - get rid of "leaves on the Line") beloved by aphids, as any who parked a car under one would know, even the wood is useless for

[Click to expand...](#)

i used to think this but no do not .. sycamore yes supports few specific insects but does support an enormous amount through the very large amount sugar it produces .. hence all the aphids which are very important for many birds

also sycamore while invasive of no mans land it does not form woods in this country .. it sucumbs to sooty tar disease .. so really is little threat to native woodland

the wood is also great for carving - spoons were always syamore and makes a very good fast growing fuel

This site uses cookies to help personalize your experience. By continuing to use this site, you are consenting to our use of cookies.

if you dislike it so much, get a sheep! sycamores are the beauties of the dales but are kept from spreading by sheep

[Accept](#) [Learn More...](#)

7



pH

durruti02 said: ↑

i used to think this but no do not .. sycamore yes supports few specific insects but does support an enormous amount through the very large amount sugar it produces .. hence all the aphids which are very important for many birds

also sycamore while invasive of no mans land it does not form woods in this country .. it sucumbs to sooty tar disease .. so really is little threat to native woodland

the wood is also great for carving - spoons were always syvamore and makes a very
Click to expand...

I agree with most of this, apart from the bit about sycamore being a threat to native woodlands. The relatively dense shade sycamore casts, its rapid spread by seed and rapid growth help it out-compete other species' natural regeneration in existing native woodlands. Speaking from experience here, I spent a few years trying to eradicate it from a SSSI secondary ASNW, with the full blessing of English Nature (as it was then). Frill girdling and Amcide did the job pretty well, but it took quite some time, and even then the seed bank in the soil kept throwing up new saplings every year.

I've come across quite a few that have died from sooty bark, but these were in a minority compared to the ones that didn't. The disease is endophytic, i.e., once infection is established it can be in the tree for a few years before symptoms show, usually as a result of the cumulative effect of various other stress factors - had a to deal with a few that succumbed after a series of hot dry summers, but these were all open grown in grassed areas. The ones in the woodland seemed to carry on quite happily (assuming they had the disease), I'm guessing because the tree cover in the woodland reduced evaporation.

pH, Feb 19, 2008

#33



durruti02
love and rage!

pH said: ↑

I agree with most of this, apart from the bit about sycamore being a threat to native woodlands. The relatively dense shade sycamore casts, its rapid spread by seed and rapid growth help it out-compete other species' natural regeneration in existing native woodlands. Speaking from experience here, I spent a few years trying to eradicate it from a SSSI secondary ASNW, with the full blessing of English Nature (as it was then). Frill girdling and Amcide did the job pretty well, but it took quite some time, and even then the seed bank in the soil kept throwing up new saplings every year.

This site uses cookies to help personalise content, tailor your experience and to keep you logged in if you register. By continuing to use this site, you are consenting to our use of cookies.

i know what you are saying .. but i spent many years trying to eradicate sycamores in a particular wood and as you say if you try to get rid of them it is a nightmare .. i returned there about 10 years later and noticed they were all gone .. victim of sooty bark .. and as i say i have never seen a mature woodland where they have

(8)

taken over OR have become a mature wood themselves .. ironically it is the grey squirrels who spread the fungus ...

i think the link with drought is important so what you note re evaporation may be relevant .. this wood is in london and i suspect gets very dry though it has a underground river

p.s. the [REDACTED] have banned amcide! the one herbicide that breaks down properly .. i suspect monsanto giving bungs all round so all there is left is roundup!



durruti02, Feb 22, 2008

#34



Cid
慢慢走

ViolentPanda said: ↑

Quarter-sawn sycamore is a lovely wood for cabinetry. Methinks the OP is an embittered commuter. 🤖

Yep, very crisp looking timber, often has some nice figuring too... Selling for something like £30 for a cubic foot at the moment. Box I made last year, the dry lining is sycamore (dark stuff on the back panel is spalting). Colours don't come across that well in that image, shellac has made it slightly yellow but if you just wax it or use a very pale shellac it will stay pretty white.



e2a: Top is burr oak, carcass cherry, base cedar of Lebanon, handle macassar ebony, linings sycamore.

Cid, Feb 23, 2008

#35

This site uses cookies to help personalise content, tailor your experience and to keep you logged in if you register.

By continuing to use this site, you are consenting to our use of cookies.

That box is beautiful Cid 🤖

Accept Learn More...

19



cesare
don't mourn,
organise!

cesare, Feb 23, 2008

#36



Cid
慢慢走

Thanks, I'd hope so, took bloody ages to make... ☹

Cid, Feb 23, 2008

#37



pH

durruti02 said: ↑

p.s. the [REDACTED] have banned amcide! the one herbicide that breaks down properly .. i suspect monsanto giving bungs all round so all there is left is roundup!



It's not been banned as such, just withdrawn because no manufacturer submitted a full dossier of data for the EC review. Often happens with products with a limited market, the cost of providing the data is greater than the potential income.

<http://www.pesticides.gov.uk/garden.asp?id=1997>

pH, Feb 24, 2008

#38



Shango12
Banned

Banned

The point about sycamore and carpentry is that the wood can only be used for small things like wooden spoons, the heads of violins things like that, it truly can only used for small objects.

The other thing about sycamores is, as i remember from my park-tending days, once established, as other posters have pointed out it so bloody hard to get rid of!!!! ☹☹☹☹☹

Shango12, Feb 25, 2008

#39



durruti02
love and rage!

pH said: ↑

It's not been banned as such, just withdrawn because no manufacturer submitted a full dossier of data for the EC review. Often happens with products with a limited market, the cost of providing the data is greater than the potential income.

<http://www.pesticides.gov.uk/garden.asp?id=1997>

This site uses cookies to help personalise content, tailor your experience and to keep you logged in if you register. By continuing to use this site, you are consenting to our use of cookies.
what no conspiracy? ok fair play not banned but withdrawn .. but sure a limited market but no arb outfit was without some surely? i can't help thinking it is a loss and monsantos gain! Learn More...

10



Shango12
Banned

Banned

The reason I put this in the politics section was because hating sycamores and wanting to wake people up and hate them as well and wanting them all cut down was a political aspiration, I think, it wasn't a gardening-tip or seeking advice, so that's why I put into the politics section.

Shango12, Apr 11, 2008

#41



Shango12
Banned

Banned

Now is the perfect time to start **ring-barking** your Sycamores!! just make a line with a knife all the way around the trunk, do it again 6-8 inches down or up the bark and peel off the bark in between the sectioned part! Easy. 🐼🐼🐼🐼🐼

Shango12, May 13, 2008

#42



ATOMIC SUPLEX
Member Since: 1985
Post Count: 3

They are a huge problem in my garden. Those little shoots are everywhere, in every paving crack, in the guttering on my shed, all over the lawn.

I spend ages pulling them all up, I think i've got most of them but there always seems to be another sprouting.



ATOMIC SUPLEX, May 13, 2008

#43



Shango12
Banned

Banned

Find the **Mother Plant** and **ring-bark** it. Incidentally, the mor bark you take off, the quicker it dies!! 🐼🐼🐼🐼🐼

Shango12, May 15, 2008

#44



durruti02
love and rage!

Shango12 said: ↑

*Now is the perfect time to start **ring-barking** your Sycamores!! just make a line with a knife all the way around the trunk, do it again 6-8 inches down or up the bark and peel off the bark in between the sectioned part! Easy. 🐼🐼*

nope not that easy! you need to cut a bit into the 'wood' as simply taking off the bark leaves the trees 'pipes' intact. Think of cork bark being peeled off at cork oak tree. To be technical (🐼D), xylem which transports water / nutrients etc 'up' the tree and the phloem which tranports sugars etc 'down' and the cambium that make them are inside the bark. Best way is to get a billhook / axe and chop out an inch all the way around the site, you are at some tipping point in the future they will fall over!! 🐼 as i said just get a some sheep!

This site uses cookies to help personalise content, tailor your experience and to keep you logged in if you register. By continuing to use our site, you are agreeing to our use of cookies. To find out more, visit our privacy policy.

Accept Learn More...

11

www.treeboss.net/images/bark_cross_section.jpg

www.geo.arizona.edu/.../geos581/tilawood.gif

durruti02, May 19, 2008

#45



durruti02
love and rage!

ATOMIC SUPLEX said: ↑

They are a huge problem in my garden. Those little shoots are everywhere, in every paving crack, in the guttering on my shed, all over the lawn.

I spend ages pulling them all up, I think i've got most of them but there always seems to be another sprouting.



has been a mad year for them .. think climate change favours them .. they're said to be swiss!! but [REDACTED] seems a bit hard on one or the other! 🐼

durruti02, May 19, 2008

#46



Shango12
Banned

Banned

durruti02 said: ↑

nope not that easy! you need to cut a bit into the 'wood' as simply taking off the bark leaves the trees 'pipes' intact. Think of cork bark being peeled off at cork oak tree. To be technical 😊, xylem which transports water / nutrients etc 'up' the tree and the phloem which transports sugars etc 'down' and the cambium that make them are inside the bark. Best way is to get a billhook / axe and chop out an inch all the way around .. be aware at some point in the future they will fall over!! 🐼 as i said just get a some sheep!

www.treeboss.net/images/bark_cross_section.jpg

To be honest, Durruti02, i,v had quite a good success with just stripping the bark and underneath layer that usually comes off with it. They take about 2 years to completely die, then you can cut them down without fear of them growing back.

Shango12, May 20, 2008

#47



gentlegreen
sproutarian

can you get any juice out of a sycamore ?

gentlegreen, May 20, 2008

#48



durruti02
love and rage!

Shango12 said: ↑

This site uses cookies to help personalise content, tailor your experience and to keep you logged in if you register. By continuing to use this site, you are agreeing to our use of cookies. [Accept](#) [Learn More](#)

To be honest, Durruti02, you had quite a good success with just stripping the bark and underneath layer that usually comes off with it. They take about 2 years to completely die, then you can cut them down without fear of them growing back.

12

fair play .. just that you so keen on wiping them out i wouldn't want any to come back! ☺

p.s. why do you not just treat them as a coppice plant? the wood is good for lots and they grow fast!!

durruti02, May 20, 2008

#49



jimadore
Banned

Banned

Have a 70ft sycamore tree out my back, great in the summer keep me cool ,the birds like it so do the bats dont want to kill it no black spot or red things on it over 20 years old, how much a foot sid? very nice work on the box the inside looks like birdseye maple.

jimadore, Mar 8, 2009

#50



ill-informed
passive aggressive
master

gentlegreen said: ↑

can you get any juice out of a sycamore ?

if you cut them down in the growing season its amazing how much sugary sap is produced.

when i've looked for insects i've found sycamores are a great source, a single leaf might have a dozen different species. And once i came across a bright pink caterpillar.

In native woodlands though they do need controlling as they take over a bit.

ill-informed, Mar 8, 2009

#51

Page 2 of 2 < Prev 1 2

(You must log in or sign up to reply here.)

Share This Page



Forums

General discussion

suburban75

Urban Basic

Hosted by Exonetric Donate to Urban75 Contact Us FAQ Home Top

Forum software by XenForo™ © 2010-2018 XenForo Ltd.

Terms and Rules Privacy Policy

This site uses cookies to help personalise content, tailor your experience and to keep you logged in if you register.
By continuing to use this site, you are consenting to our use of cookies.

Accept

Learn More...

13

Sycamore *Acer pseudoplatanus*

Origin: a native of central and southern Europe, it was probably introduced to the UK by the Romans. It is now well and truly established; seeding freely - perhaps too freely for many conservationists - for it can edge out native species from natural habitats.

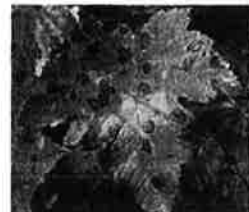


If allowed to grow freely it can become greatly domed with massive lower branches and in isolation can grow into a magnificent tree. Some people liken the shape to a head of broccoli! **The bark** is greyish to begin with but soon breaks up into squares which later curl up at the edges.

The leaves are five-lobed and dark green. The black spotting, which is often found on leaves later in the year, is characteristic of Sycamore. It is caused by the fungus *Rhytisma acerinum* or "tar spot" which seems only to attack only Sycamores. Autumn colour is poor, the leaves turning brown and dead-looking.



Fruit: it has a typical maple-type winged fruit but the angle between the two





wings is about 90 degrees - unlike Norway Maple where the wings are almost in line.

Uses : having a very fine grain and the fact that it doesn't stain or taint food, it was popular for making kitchen surfaces and utensils, for textile rollers and it is popular with violin makers too.

At Keele : Widely spread around campus. A particularly nice tree can be found between Lennard-Jones labs and Visual Arts square J7, compartment 55a.

[List of Species](#) | [Maps of Campus](#)

Status in Great Britain

[Sycamore index page](#)[Invasive](#)[Woody
Plants](#)[Tree
Autecology
and
Biology](#)[Temperate
Forest
Ecology](#)[Tropical
Forest
Ecology](#)[Forestry](#)[Sand Dune
Ecology](#)[East
Usambaras](#)[Pitcairn
Islands](#)

In Great Britain, but particularly in England, the widespread interest in natural history has resulted in a very extensive literature dealing directly or indirectly with sycamore. In this section, only a summary of the available information will be given and includes sycamore's introduction, present distribution and abundance and its invasive potential while people's perception of the species is dealt with elsewhere.

Introduction and planting

Jones (1944) found that the first definite record of sycamore in England is that of Lyte in 1578, but suggests that it is probable that it was introduced to Scotland at a slightly earlier date. Some workers have argued that the Romans could have introduced it, but no conclusive evidence can be found (Bleay 1987). Sycamore remained rare around houses and in hedges though by the 17th and 18th centuries nursery records show stocking and sale of young sycamores (Bleay 1987). However, it was not extensively planted until the late 18th century (Jones 1944). At that time sycamore was especially popular in amenity planting of some ancient parks and was planted with many other exotics for a classical effect (Mabey 1980) and it is said that this practice encouraged its spread (Pennington 1969). In Scotland the first Gaelic name for sycamore - the Plinntriinn - was first referred to in 1772 suggesting that the tree was not common enough prior to that date to warrant a name (Fergusson 1878).

Evidence from pollen diagrams support the view that sycamore is introduced and has only become common in recent times. For instance Peglar et al. (1989) found that sycamore pollen first appeared in lake sediments in the zone dated about 0 to 150 B.P. and was a result of tree planting around the lake and in the nearby town over the previous two centuries. Continental pollen diagrams from natural forests (beech dominated with a some sycamore) contain a steady quantity of sycamore pollen (<1%) throughout the investigated profiles (e.g. Kral & Mayer 1968) indicating that the lack of sycamore pollen in the pollen diagrams from the British Isles is due to the absence of sycamore rather than to the decay of its pollen.

Present distribution and abundance

Sycamore is widely distributed and occurs in 2267 10km squares of the Atlas of the British Flora, and of all tree and shrub species only ash (2344 squares) and *Crataegus monogyna* are more widely distributed (Perring & Walters 1962). Apart from *Sorbus aucuparia*, sycamore ascends higher than any other broadleaved species and has been recorded up to an altitude of 480m in Shropshire (Jones 1944). On exposed and often tree-less islands of both the far north (Orkney and Shetlands) and the south-west (Scilly Isles) sycamore is the commonest tree (Low 1987, Davey 1909).

In the Lothian Region of Scotland sycamore constitutes 18.4% of the total number of trees in residential areas, 15.3% in lowland rural and 5.5% in upland rural areas. It is the commonest species except in upland areas where soils are poorly drained (Good et al. 1978). In terms of habitats Good et al. (1978) found a large variation in the occurrence of sycamore, it represented only 1% of all the trees found in hedgerows, 2% pastures, 0% in marsh and fens, 1% of industrial spoils, 2% in coniferous woodland, 21% in mixed woodland, 20% in broadleaved woodland, 13% arable fields, 19% in park (commonest tree), 10% in shelterbelts, 8% in scrubs and 7% in gardens. Large geographical variations do occur; for instance in the Galloway region, some parts of Lancashire and near Aviemore sycamore is the commonest hedgerow timber species (Moore et al. 1967).

In North Wales sycamore was the 3rd most common roadside tree (14% of the total) (Good & Steele 1981) while in Derbyshire it occurred in small numbers: 2% in brookside and field hedges

and 8% in garden hedges (Willmot 1980). Work by Allison & Peterken (1985) suggests that in Avon and Norfolk sycamore is six times more common in built up areas and along highways than in woodlands. Sycamore has often been reported as an important part of the flora of walls (e.g. Payne 1978, Risbeth 1948, Woodell & Rossiter 1959).

Sycamore is a common feature of human habitations. In Wales sycamore was commonly planted about farmhouses (Woods 1990), while in the city of Manchester sycamore and other maples represented 11% of the total number of trees surveyed (Wong et al. 1988).

In broadleaved high forest of Great Britain sycamore represents 8.8% of the total (Evans 1987) and a similar figure is given for Cumbria where it is the third commonest broadleaved species after oak and birch (Bunce 1989). According to Rackham (1976) the expansion of sycamore has occurred chiefly into highland woods.

Rodwell et al. (1991) have recently classified the woodlands of Great Britain and found that sycamore was present in 14 of their 25 recognized woodland types. They assert that sycamore is increasing in importance towards the west and the north with a marked association with *Ulmus glabra* and areas with rainfall in excess of either 762mm/yr or 1000mm/yr (Rodwell et al. 1991, pp. 138 and 255 respectively). They suggest that sycamore is not so much an indicator of human interference but rather of areas of higher rainfall. It is worth noting that sycamore is not recorded in the *Quercus petraea* and *Betula* spp. community type (W11) characteristic of western Great Britain, where rainfall is high and soils are free-draining.

In a Cumbrian valley Kirby (1986), in a survey, recognized four types of semi-natural woodlands. *Quercus petraea* woodland (old coppice) was the commonest type, while stands dominated by *Betula pubescens*, ash and *Corylus avellana* or *Alnus glutinosa* were also found. However, sycamore was only present where ash is dominant, mostly on scree slopes.

In eastern England sycamore invasion of ancient woods is recent, covers only 0.5% of the woodland area and is more common in ash and elm woods (Rackham 1980). In his investigation of west Suffolk woodlands Bleay (1987) found that sycamore was very common in secondary woodlands and forestry plantations and occurred in half of primary woodlands and deciduous plantations. In woodlands the frequency of sycamore was very variable but at the majority of the sites no tree regeneration was observed. Bleay (1987) found that in some ancient woodlands sycamore regenerated prolifically and sycamore invasion was more commonly found close to the largest anthropogenic centres. He also suggests that sycamore may be more invasive following the decline in woodland management.

Table 1. Percentage occurrence of sycamore in four woodland types in west Suffolk (data adapted from Bleay 1987).

	Sycamore	
	Present	Absent
Ancient woodland	50	50
Secondary woodland	85	15
Conifer plantation	66	33
Deciduous plantation	54	46

Planting and change in abundance

Recent changes in amenity tree planting in rural landscapes of England and Wales have been documented by Wright (1983) which show that County Councils appear to have dramatically increased their rate of planting of sycamore from 3.2% to 12% of the total number of trees planted within a few years prior to 1981 (Table 2). In contrast, other agencies stopped planting sycamore altogether. 72% of 25 authorities planted sycamore regularly, and planting was common in most of England except in the East and in Wales. Sycamore has also been widely used for land reclamation, particularly spoil heaps (e.g. Jobling 1987).

Table 2. Recent changes in tree planting by County Councils and other agencies in England and Wales (data from Wright 1983).

	County Council		Other Agencies	
	1974-79	1979-81	1974-79	1979-81
Native	342300	289000	509800	310800
Exotics	97500	314700	66900	148400
Unspecified	-	106700	-	-
Sycamore				
No	14200	85100	500	0
%	3.2	12.0	0.001	0
Rank	13	2	11	-

In Great Britain in terms of volume there has been an increase in sycamore from 2.11 to 2.47 million m³ from 1951 to 1980 according to Forestry Commission surveys and it is the fourth commonest species by volume. All main species except oak and of course elm showed increases (Allison & Peterken 1985).

Forestry

Sycamore has had some importance in British forestry, although it has never received the attention given to it by continental foresters. This of course may not be totally surprising given the present neglect of broadleaved forests in England when compared to those of Central Europe. The silviculture, growth, yield and economics of sycamore in Wessex has been documented by Stern (1989).

Pure sycamore coppice (about 2500ha or about 7% of the total coppiced area) occur on a wide range of soils in the south of England, whereas coppice with standards is rare. The rotations are typically of 10 to 20 years and the wood is used in turnery (Evans 1984).

Due to its "prolific seeding" sycamore, as well as ash, is potentially good for selection and shelterwood management systems of high forest (Pryor & Savill 1986). The shelterwood management of sycamore was first applied in England by Garfitt (1953, 1963) to hazel coppice, which was thinned out in groups to release ash and sycamore saplings which regenerated underneath it. However, in areas where the hazel coppice was subsequently not completely removed it has remained dominant (Pryor & Savill 1986).

Although little use of the shelterwood system appears to have been made Pryor & Savill (1986) suggest that with ash, sycamore is the most promising species for shelterwoods because no gap planting is necessary because of vigour of regeneration and it requires less weeding than oak.

In areas where the selection system is practised sycamore and ash are the most abundant seedlings and are used as nurse trees for the final crop species, usually beech, oak and cherry (Pryor & Savill 1986).

The timber price of rippled (wavy-grain) sycamore in Ireland is high and this wood has obviously a good market prospect (Gallagher 1987). Although sycamore has been under-used in modern forestry (Stern 1982), large plantations of rippled sycamore is potentially feasible, but the conditions determining the expression of the character have yet to be ascertained (e.g. Stevenson 1985).

At present sycamore is investigated for its use in agreforestry systems (mixture of agricultural, energy and forestry crops) in Scottish hill farms (Newman et al. 1989). This system is designed to provide shelter for sheep and cattle, and sycamore is interplanted with *Alnus incana* which is coppiced.

Invasive potential

The first accounts of sycamore's potential for natural regeneration were published in 1847. Watson (1847) noted that "It propagates itself by seed, along the course of streams in several of the western counties, as those of Lancashire, Cumberland and Invernessshire; and Winch asserts it to be 'certainly indigenous on the high moors' of Tyne province. As it rises freely from seeds falling in our shrubberies, and will flourish from the north to the south coast of Britain, there can be little doubt that it would establish itself perfectly, if allowed to do so" while Johns (1847) observed "the extreme fecundity of this tree" and added that "many young plants may be discovered in the spring at a considerable distance from the parent tree." Both authors noted that if the tree was indigenous it would have "filled the whole country, instead of being a simple occupant of plantations and hedges." According to Rackham (1976, 1980) sycamore apparently did not invade woodlands before the 19th century.

By the turn of the century Simpson (1903, 1905) provided further descriptions of its invasive power when he wrote "I have known large self-sown areas that came up so thickly as to overcome everything and yield a nice crop of poles in a short time" adding that "the overhead canopy is maintained ... so densely as to kill all undergrowth including elder, which will endure a great deal of bad usage." He also noted that sycamore propagated itself more freely than any of our forest trees except birch and that it could quickly invade the undergrowth of conifer plantations.

Bean (1914) was the first author to fear that sycamore might replace native vegetation; he stated "judging by the way the seedlings spring up in the wilder parts of Kew Gardens, it would seem that, in the course of time, the place if left undisturbed, would become a forest of young sycamores."

Although Tansley noted that sycamore "is springing up freely from seed" in a semi-natural beech wood in Gloucestershire (Tansley & Adamson 1913), he does not dwell on the matter in his books on British vegetation (Tansley 1911, 1939). In his *British Islands and their Vegetation*, Tansley (1939) states that "locally it springs abundantly from self-sown seed, and owing to its free growth and deep shade it may become locally dominant in various kinds of woodland. In some of the South Down beechwoods on deep loams sycamore may even become co-dominant with beech." This statement is based on the work by Watt (Watt 1924, 1925, 1934) and details will be given in Section 5.5.3. Although it could be suggested that, apart from the South Down beechwoods, few sites of semi-natural vegetation were invaded at the time to warrant only a small discussion on sycamore, it is more likely that Tansley did not show much interest in plant invasions. Tansley once remarked to Elton "that it fills a natural position in the woodland structure occupied by various species of maples in North America, though ordinarily only to a rather limited extent by our native common maple, *Acer campestre*." (Elton 1966, p 54).

During this latter part of the 20th century all authors agree that sycamore is regenerating and spreading, but it is said that it regenerates profusely from seed only on suitable sites but can be difficult to establish on grassy sites (Low 1986). In the absence of heavy grazing it regenerates very readily in most parts of Britain (Pennington 1969). In Guernsey it is a frequent tree, self-sowing itself readily (McClintock 1975), and in Radnorshire (Wales) the tree is "now so well naturalized in hedgerows and woodlands it behaves like a native species" (Woods 1990). The size distribution classes of sycamore in Scotland suggest that it is regenerating well (Good et al. 1978). Sycamore becomes readily established in southern English chalk quarries where it is described as a pioneer species (Davis 1983), and on Welsh slate waste tips (Sheldon 1975). At Monks Wood (Huntingdon), in recently planted hedgerows (mainly *Crataegus monogyna*) along a road, sycamore with ash is the most frequent colonizing tree, but was absent from the old hedges and the field hedges (Pollard 1973) indicating that the sycamore invasion is recent. Tobin et al. (1987) believe that the frequency of sycamore in Telford woods is indicative of past woodland disturbance and that it is a highly competitive, if not aggressive, species.

Elton never appeared to promote or favour the control of sycamore. Rather he thought that if "left to itself the sycamore would probably settle down eventually to a normal ecological balance in our deciduous woods" (Elton 1966, p 54) and added that "although Britain is slightly north-west of its natural limits in Europe, the sycamore can reasonably be regarded as filling a more normal niche

in our woods than some other invaders" (Elton 1966, p 193). Gilbert (1989) has suggested that in fertile valley woodland sycamore, with ash, "are likely to occupy the niche recently left vacant by elm".

In recent years, because of its high regeneration potential sycamore has been seen as presenting one of the major problems in conservation management plans for the Telford woods (Tobin et al. 1987) and its profuse regeneration has often been controlled in urban woodlands (Nicholson & Hare 1986) and National Nature Reserves (Gibbons 1990a,b, 1991).

Copyright © 1999 Pierre Binggeli. All rights reserved.

Daniel Greenwood

The language of leaves

Woodland Diary: Sycamore coppicing

By D. Greenwood on January 15, 2012



This was the first workday for the Friends of One Tree Hill (FROTH). We coppiced 10 sycamore (*Acer pseudoplatanus*) trees and cut back the bramble (*Rubus fruticosus*) which is so dominant on the site. In the case of sycamore we were felling trees of some thirty-feet or more in height that were competing with the sessile oak trees (*Quercus petraea*). These oaks are regenerating on the slope of the south-facing hill and are slow growers compared to the highly successful sycamore. We felled the trees also to allow light in and let the herb layer regenerate. This is a technique which helps insects and butterflies in particular. PlantLife reports that by 2002 97% of British broadleaf woodland had become high forest. In 1951 that figure was at 51%. This means that most of our woodland is dark and overgrown generally because humans have stopped relying on woodland as a resource for firewood, furniture, grazing of livestock and so on. One of the great misconceptions about woodland is that felling a tree is somehow a bad thing when, on the contrary, wildlife flourishes when trees are cut down in moderation and sunlight can get in to bring life to the woodland floor.

One ancient tradition which has gone out of fashion is the art of coppicing. This is a process of cutting a tree down to its base, generally of hazel (*Corylus avellana*) or ash (*Fraxinus excelsior*), which means that the tree shoots new, straight growths. These poles were used for a variety of things, often as fencing. Sycamore is not a typical coppice tree, but the stumps we cut down to in One Tree Hill will shoot similar growths in the spring and summer. In the meantime the wood we have cut will be used either to make log piles for beetles and other bugs to inhabit, otherwise the material will be used to make handrails or deadhedges in the wood. The point of managing a wood in this way is to show that using the material, i.e. trees, is not a negative thing and can boost wildlife in the short term. The Pearl-bordered fritillary (*Boletia euphrosyne*) is one butterfly which saw a decline in numbers after the tradition of coppicing declined in the 20th century after we began to rely on gas to heat our homes and use wood imported from overseas. You can see that a tree has been coppiced if you spot thin shoots and the hairy green leaves of a hazel. This technique is renowned for its benefits for wildflowers such as wild primrose (*Primula vulgaris*) and bluebells (*Hyacinthoides non-scripta*) which can burst into life when the coppice is cut. These are plants indicative of ancient woodland and seeing as One Tree Hill is located in the area which was once part of London's Great North Wood, we are hoping that some plants, in certain areas, could reappear one day, not to mention the wildlife which feeds from them. Sydenham Hill & Dulwich Woods and Dulwich Upper Wood are two fragments of the Great North Wood which have ancient woodland flora growing there, and have done for thousands of years. Perhaps one day One Tree Hill can be in a similar vein of health.

Advertisements



Chiropractors: This Simple Solution Relieves Decades of Back Pain



Chiropractors: This Simple Solution Relieves Decades of Back Pain

Share this:

Twitter Facebook



2 bloggers like this

2

Privacy & Cookies: This site uses cookies. By continuing to use this website, you agree to their use.

To find out more, including how to control cookies, see here: [Cookie Policy](#)

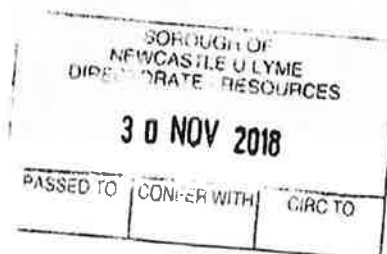
Oaks of London: The Honor Oaks

August dreams of fungi in Epping Forest

Close and accept

Mr Roger J Tait
Head of Operations – Operational Services
Newcastle under Lyme Borough Council
Castle House
Barracks Road
Newcastle under Lyme
ST5 1BL

30th November 2018



Dear Mr Roger Tait

PS/TPO 197 [2018] Land at Lynn Avenue/Walton Way

I refer to your letter of 23rd October 2018.

Peter Stepien has now visited the site.

I would hope that his report confirms that the majority of the land is infested with non-native invasive Sycamore. Additionally, I would hope that his report also states that the majority of such infestation are in poor condition, and over the years, prior to our ownership, have been subject to hacking, topping, lopping, pruning, pollarding and coppicing – to various degrees, and in many cases not too expertly either. Basically, there does not appear to be, on the land, any specimen trees of any description, or species that warrant any form of TPO. There cannot be any real case or justified reason for a TPO on this land what so ever. Those responsible for this order, we feel, should take a long hard look as their motives, and reasons. The directors of Talke Wildlife Ltd believe that NCULBC may have exceeded its powers. Not too far from the site there are currently housing [Bishops Copse] and industrial [next Arnold Clarke vehicle storage] developments taking place, where many better and finer trees have been ripped out to make way for development. Additional, at Mitchell Gardens a fine cricket ground, and trees thereupon were allowed to be lost to the current trend of build as many boxes as you can at Butt Lane and Talke. The term 'Double Standards' certainly comes to mind.

The Walton Way/Lynne Avenue site has no vehicular access, and can only be managed by manual means. Currently, Peter Stepien can confirm, there

is only a very limited footpath on a small part of the land. That begs the question as to how NCULBC, prior to the serving of the TPO, have actually carried out any reasonable or accurate/meaningful on-site visit to the land now subject to a blanket TPO. Talke Wildlife Ltd did have plans to extend the current footpaths throughout the area, in order to tidy up the land, and trees thereupon. The current TPO imposed on the land by NCULBC has 'frustrated', all such work, undertakings and plans of Talke Wildlife Ltd. Talke Wildlife Ltd, with this, as we see it, undemocratic [and probably illegal] draconian TPO, has effectively been rendered moribund. Talke Wildlife Ltd has ceased all work. The landowner cannot proceed now as it wishes, and its Directors basically dare not enter the land for fear of damaging a protected tree/sapling. To complete and submit to NCULBC an 'Application for tree works' form is just not feasible from a time, pecuniary and working perspective. To complete any work on the land would probably involve Talke Wildlife Ltd submitting, at least, weekly written requests to NCULBC. It would be less stress, and be far more cost effective to either sell the land, or gift the ownership to someone else. For reasons best known to NCULBC, Talke Wildlife Ltd appears to have been directly targeted. No prior consultation, no effective, in depth on the ground survey of the site, just a malicious TPO slapped on the land for a very, as we see, spurious reason.

To conclude, we feel that if NCULBC wish to proceed with this TPO, and assert their authority and control, then the majority of the site should be purchased NCULBC. Then NCULBC can manage the site as the NCULBC sees fit. That way NCULBC can take full control of management, security, maintenance and general expenses of ownership. NCULBC can then enter into full land ownership dialogue with all the residents of Walton Way and Lynn Avenue affected by the TPO decision. Talke Wildlife Ltd would not be unreasonable in respect of a sale figure. We would expect NCULBC to pay the going rate, and meet its expenses in respect of legal work.

Thar



Owen Pearson, for
Talke Wildlife Ltd
22 Lynn Avenue
TALKE
S O T
ST7 1PA

Mr & Mrs P Forster
14 Walton Way
Talke
Stoke-on-Trent
ST7 1UX

26 October 2018

Mr Peter Stepien
Landscape Officer
c/o Operational Services
Civic Offices
Merrial Street
Newcastle Under Lyme
Staffordshire
ST5 2AG



Dear Mr Stepien

Tree Preservation Order No 197 (2018)

Our position

We are the original owners of 14 Walton Way on Phase 1 of the Coppice Estate. We have lived here since 1972.

Our rear garden backs onto the footpath running from Linley Road to Rockhouse Lane. The area W1 on your plan includes the footpath and our boundary. The land covered by W1 was previously owned by J Kelly Homes Limited, then Poco Homes and we now understand that it is owned by Talke Wild Life Ltd of 22 Lynn Avenue.

The footpath runs down the boundary of numbers 12 to 18 Walton Way. We cannot expand our gardens without seeking a Footpath Diversion. In our case we would not be interested expanding onto W1 since our solicitor told us during purchase that there was a mine shaft to the rear of our property. We observed this on taking up residence.

In passing the development plan for Phase 2 of the Coppice Estate, Kidsgrove Urban District Council and the County Surveyor set out conditions that needed to be met by J Kelly Homes. We include extracts from the minutes of Kidsgrove Urban District Council dated 6th July 1972 and 10th August 1972 which set out the conditions that apply to W1. Appendix 1 and 2

Kidsgrove Urban District Council was amalgamated into Newcastle Borough Council in 1974 before the estate was finished. It is our view that Newcastle Borough Council are responsible for ensuring the condition in the original application by Kelly Homes Limited are met.

We are of the opinion that Poco Homes met the condition of planting trees and that the land was left in good state on their completion.

- Photographs 1 & 2 show the land to the rear of our property prior to development.
- Photographs 3 & 4 show the land to the rear of our property developed prior to building (note the steep slop created).
- Photographs 5 & 6 show the land to the rear of our property after tree planting.

You can see the sapling high on the slop are planted in a single row away from our property. You can also see that it possible to walk on the land and we have photographs taken from up the slop.

We were completely satisfied with the tree planting and open space left by Poco Homes.

So WHATS GONE WRONG.

Poco Homes tried to get Newcastle Borough Council to adopt the land, the Council refused because it was claimed that it was not possible for machinery to be used on the slops.

It is our opinion that no persons or company have carried out maintenance to the land to the rear of our property in the last 40 years. The ongoing maintenance terms have not been met. Failure to maintain the land has resulted in residents enclosing land into their gardens without permission of the planning authority. We only know of one resident that went through the correct procedure.

We believe that to enclose public open space into a garden, residents need permission from the landowner and more importantly requires planning permission from Newcastle Borough Council. In order to obtain permission from Newcastle Borough Council, plans of the area to be enclosed, need to be submitted and advertised for public comment. Those owners that have enclosed without planning permission have denied the rights of residents to comment.

In common with many residents living in Walton Way at the bottom of the slop, we are faced with 40 years of uncontrolled new tree growth towards our properties. The trees are tall, of poor quality and in need of serious tree management. They are on an exposed slop and move quite considerable during high winds. It is quite possible that if they fall they will cause damage to our property and possible injury to footpath users. We enclose photograph 7 of the trees today taken from our garden and ask you to compare them with the position of the trees planted by Poco Homes Photographs 5 & 6. We also enclose photographs of the trees over hanging the footpath and gardens, Photographs 8 & 9

Newcastle Borough Council have in the past shown their concern with respect to safety on the footpath. We received a letter asking use to cut back our Leyland Cypress hedge next to the footpath. We did not cut it back, we removed it. Surely its time Newcastle Borough Council requested the Land owners carried out maintenance of the trees ?

Objections

- 1) The map sent to us and posted on Public Display can be dated to around 1980. It does not accurately reflect the boundaries of properties that have enclosed land into them. It is important to avoid future disputes that the map be updated to the current situation.
- 2) With respect to T1, T2 and T3 the map shows Rockhouse. Rockhouse was demolished years ago and replaced by a new dwelling. Its likely these trees belong to the former Rockhouse.
- 3) We have Google mapped the area and wonder why the T.P.O does not cover the trees bounded by the land owner No 22 Lynn Avenue and also 20 to 4 Lynn Avenue, 48 to 66 Walton Way. Are they a special case?
- 4) We are of the opinion that successive land owners of W1 have failed to maintain the land and trees. That the trees are of poor quality and in need of serious maintenance to avoid damage to property or injury to footpath users. The T. P.O. does not remove this concern.
- 5) We have no faith in the Land Owner, Talke Nature Trust Ltd to undertake serious management of the trees to the rear of our property. In the absence of a responsible land owner we wish to retain our right to remove branches overhanging our property and footpath without having to seek permission from the Council.
- 6) We believe the T.P.O. is not needed and that Newcastle Borough Council have the conditions in place to control land grab and to impose conditions on residents who do not follow the correct procedure for enclosure. If granting permission is given then a tree protection clause can be part of approval.
- 7) It is the responsibility of Newcastle Council to ensure that all owners in Walton Way and Lynn Avenue backing onto the open space are made aware of condition and the need to obtain Planning Permission before enclosure takes place. Consent from the landowner does give the right to enclose.

Yours sincerely



P Forster

S Forster

PROCEDURE "A" AND "B" APPLICATIONS

6/July 1972

NO.	APPLICATION	COUNTY COUNCIL'S OBSERVATIONS & RECOMMENDATIONS	SURVEYOR'S REMARKS	BUILDING REGULATIONS INFORMATION
SK. 397/72	POST OFFICE-ONE TELEGRAPH POST ON SPACE GROUND ADJACENT KIOSK OPPOSITE 73, STONE BANK RD., KIDSGROVE.	-	Approved	-
SK. 417/72	POST OFFICE-TWO TELEGRAPH POSTS AT REAR OF PAVEMENT BETWEEN 17 AND 19, AND 23 AND 25 IN FOOTWAY, MAPLE AVE., TALKE TO SERVE NO.44.	-	-ditto-	-
SK. 432/72	POST OFFICE - PIPES CABLES AND WORKS KIDSGROVE BANK, LIVERPOOL ROAD, KIDSGROVE.	-	-ditto-	-
SK. 445/72	POST OFFICE - ONE TELEGRAPH POST BETWEEN 27 AND 29, CLOUGH HALL ROAD, KIDSGROVE TO SERVE NO.29.	-	-ditto-	-
AD.196	LATHUR MAIDEN LTD.TWO ADVERTISEMENTS AT KING ST., KIDSGROVE.	No objections	-ditto-	-
3152	J.M.LOCKETT, NEW GARAGE & LOUNGE EXTENDED IN EXISTING GARAGE AT 132, CLOUGH HALL ROAD, KIDSGROVE.	No objections if no objections raised by the neighbouring owner.	Refused Neighbour objected. WITHOUT PREJUDICE TO A FURTHER SUBMISSION WHICH WOULD AVOID BUILDING OVER THE AREA OF THE PROPOSED GARAGE.	-
3167	T.E.BARKER, CHANGE OF USE TO DOMESTIC, FORM BATHROOM AND INTEGRAL GARAGE AT 87, MOW COP ROAD, MOW COP.	No objections	Approved	BR.7124 Approved 25.5.1972.
3170	R.LEESE, GARAGE AT 87, CHATTERLEY DRIVE, KIDSGROVE	-ditto-	-ditto-	BR.7139 Approved 8.6.1972.
3174	CEE-N-CEE SUPERMARKETS LTD.ALTERATIONS TO EXISTING GROCERY SHOP TO INCORPORATE SAME IN ADJOINING SUPERMARKET AT 24A, MARKET ST., KIDSGROVE.	Suggest permission for a limited period to expire on 30th June, 1972.	Approved subject to condition stated.	BR.7161 Approved 15.6.1972
3134	JOS.KELLY HOMES (STONE-ON-TRENT) LTD, SITEWORKS, ROADS AND SEWERS AT COPPICE ROAD SITE (PHASE II) TALKE.	Approve subject to 1.No development shall be commenced other than site works, roads and sewers until full details of the following have been submitted to and approved by the Local Planning Authority:- (a)the layout of the site, including the disposition of buildings and access to buildings. (b)plans and elevations of all buildings and other structures. (c)colour and type of facing materials to be used for the external walls and roof. 2.Before any dwellings are erected adequate foul sewage disposal arrangements shall be made available to the satisfaction of the Local Planning Authority in accordance with plan "A" attached to this permission.	Approved subject to conditions stated.	

.....Continued

6/7/1972

APPENDIX 1

APPENDIX 1 6/7/1972

	OBSERVATIONS & RECOMMENDATIONS	REMARKS	REGULATIONS INFORMATION
Continued.....			
3. Before any dwellings are erected Road 4 shown on the 1/500th scale plan marked "B" and section marked "C" attached to this permission shall be constructed and made available for use. 4. An area of approximately 5 acres shown edged green on the said plan shall be preserved as an open area as amenity land in relation to the remainder of the application site. 5. Within 12 months of the occupation of any dwellings or any other date which shall have previously been agreed in writing with the Local Planning Authority, trees shall be planted on the site in accordance with a landscape scheme to be approved by the Local Planning Authority and thereafter satisfactorily maintained. 6. Before any development other than siteworks, roads and sewers is commenced a report from an approved qualified mining engineer shall be submitted to and approved by the Local Planning Authority giving details as to the stability of the site and suitable foundation design and all foundations shall be constructed in accordance with such report. 7. No fence, wall or hedge shall be placed nearer to the highway than the Improvement Line as indicated in blue on the said plan. 8. No means of access, pedestrian or vehicular shall be formed to the trunk road. 9. Before the proposed development is brought into use coincident with the trunk road boundary, a continuous barrier the details of which shall be submitted to and approved by the Local Planning Authority shall be provided and maintained. 10. The rear gardens of premises backing on to the trunk road shall not extend forward of the Improvement Line.			
3145	R.V.BEARD, ERECTION OF DETACHED HOUSE - PLOT 1, OLD VICARAGE SITE, THE AVE., KIDSGROVE in accordance with plan marked "A"	Approve subject to 1. Front elevation being constructed in accordance with plan marked "A"	Approved subject to conditions stated.
attached to this permission. 2. a. The roofing tiles be either dark brown or blue/black in colour. b. The facing bricks to be red rustic or other approved. 3. Access to the site shall be provided in the position marked "B" on the 1/500th scale plan attached to this approval. 4. The conditions set out on the accompanying form Y.2. shall be complied with.			
3160	KIDSGROVE WORKINGMENS CLUB & INSTITUTE GAMES HALL, COMMITTEE ROOM AND FOOD PREPARATION AREA AT WORKINGMENS CLUB, HARDINGSWOOD ROAD, KIDSGROVE.	No objections	Approved BR.7144 Approved 8.6.1972.
3191	STAFFORDSHIRE COUNTY ARCHITECT-PROPOSED ALTERATIONS-KIDSGROVE TALKE COUNTY PRIMARY SCHOOL, HILLTOP COUNTY PRIMARY SCHOOL, COALPIT HILL/SWAN BANK, TALKE.	-For observations.	County Council's Area Planning Officer advised no objections to this proposal.
PROCEDURE "C" APPLICATIONS			
AD.194 *	JOHN PLAYER & SON. ILLUMINATED SIGN AT 32, HIGH ST., ROOKERY.	Refuse:-The proposed development would injure the amenities of the area by reason of its siting.	Refuse on grounds stated.
3141	E.BALL, ERECTION OF SMALL DETACHED BUNGALOW & GARAGE-FIELD NORTH OF PIT LANE, TALKE VILLAGE	Refuse:-The site lies within the Definitive North Staffordshire Green Belt in which development is not normally permitted for purposes other than those appropriate to	Adjoining plot "referred back" at last meeting.

APPENDIX 2 10/8/1972

10 August 1972

4. PROCEDURE "A" AND "B" APPLICATIONS Continued

NO.	APPLICATION	COUNTY COUNCIL'S OBSERVATIONS AND RECOMMENDATIONS.	SURVEYOR'S REMARKS	BUILDING REGULATIONS INFORMATION
3209	JOS.KELLY HOMES LTD. TWO INDIVIDUAL DWELLING HOUSES- 2 PLOTS BETWEEN COPPICE ROAD AND WALTON WAY, TALKE.	No objections	Approved	BR.7228 Approved 3.8.1972.
3211	MRS.J.PELLINGTON STATIONING OF CARAVAN AND SHED FOR DOG BREEDING AT HOME FARM, LINLEY RD., TALKE.	Approve for 12 months.	Approved until 10.8.1973	BR.7196 Approved 20.7.1972
3212	JOS.KELLY HOMES (SOT) LTD.DWELLING HOUSES- COPPICE RD., TALKE. (PHASE II).	1.No development shall be commenced until full details of the following have been submitted to and approved by the Local Planning Authority:- (a) colour and type of facing materials to be used for the external walls and roofs. 2.Before any dwellings are erected Road 4 shown on the 1/500th scale plan marked "B" and section marked "C" attached to this permission shall be constructed and made available for use. 3.Within 12 months of the occupation of any dwellings or any other date which shall have previously been agreed in writing with the Local Planning Authority, trees shall be planted on the site in accordance with a landscape scheme to be approved by the Local Planning Authority and thereafter satisfactorily maintained.	Approved subject to conditions stated.	-
3215	MR.G.A.BAGGOTT, CONSERVATORY TO REAR WITH OPEN PERGOLA AND MINOR ALTERATIONS TO EXISTING HOUSE ALL FOR DOMESTIC PURPOSES AT 7, JAMAGE RD., TALKE PITS.	No objections.	Approved	BR.7206 Approved 20.7.1972
3216	MR.J.GREGORY, MAINTENANCE BRIDGE AT WEST AVE., TALKE.	No objections	Approved	-
3217	F.ALCOCK LTD.WORK-SHOP STORES AT MEADOWS RD., KIDSGROVE.	No objections	Approved	BR.7205 Approved 20.7.1972.
3218	J.D.GRATTON, GARAGE AND EXTEND ACCESS TO BUNGALOW AT 7, CHESTER CLOSE, TALKE PITS.	No objections	Approved	BR.7211 Approved 27.7.1972.
3219	MR.M.J.HOWARD, DETACHED GARAGE AT 5, CHESTER CLOSE, TALKE PITS.	No objections	Approved	BR.7210 Approved 27.7.1972
3221	MR.D.W.BESWICK, EXTENSION AT REAR FORMING KITCHEN EXTENSION AND BED-ROOM/STUDY AT 31, KINGSLEY RD., TALKE.	No objections	Approved	BR.7199 Approved 20.7.1972.
3222	MR.E.GREEN, EXTENSION FOR NEW LOUNGE AT 65, SANDS ROAD, HARRISEAHEAD.	No objections	Approved	BR.7198 Approved 20.7.1972.
3224	MR.A.MARLOW, EXTENSIONS TO EXISTING KITCHEN AT 30, BRIERYHURST ROAD, KIDSGROVE.	No objections	Approved	BR.7221 Approved 20.7.1972.
3228	LANGFORD & SIMMONS, 2	No objections	Approved	BR.7213



1



2

PHOTOGRAPHS 1 & 2 LAND AT REAR.
PRIOR TO PHASE 2 DEVELOPMENT.

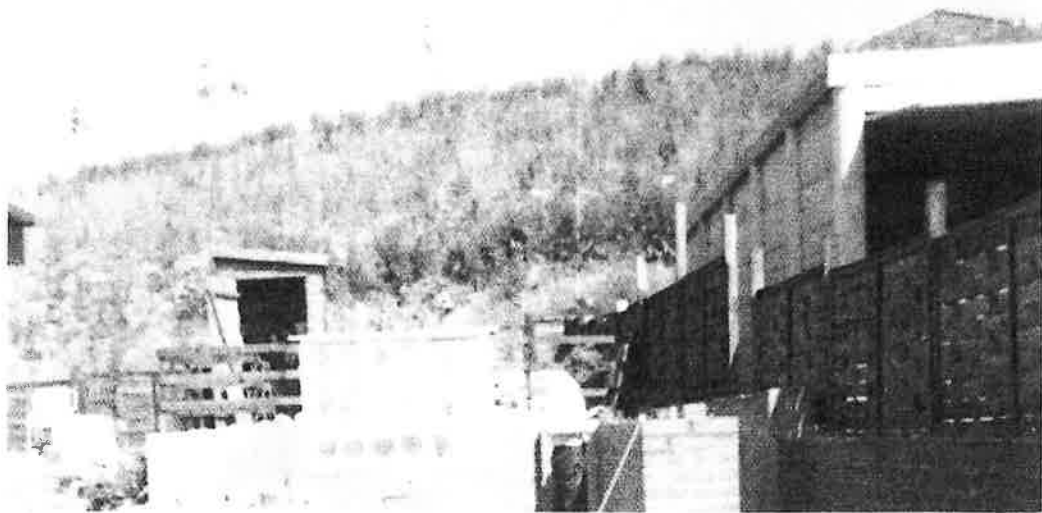


3



4

PHOTOGRAPHS 3 & 4
LANDSCAPING PRIOR
TO BUILDING PHASE 2.



5



6

PHOTOGRAPHS 5 & 6
SHOWING POSITION OF
TREE PLANTING ON TOP
OF SLOP AWAY FROM
OUR PROPERTY



7

PHOTOGRAPH 7 TREES TODAY
CLOSE TO OUR PROPERTY



8

PHOTOGRAPH 8.

TREES OVERHANGING
FENCES.



9

PHOTOGRAPH 9
TREES OVERHANGING FOOTPATH
AND GARDENS.