

Planning Officer: Lynnyrd Wolfe

Planning Application Ref: AB/65/20/T

Location: 9 Penfolds Place, Arundel, BN18 9SA

Description of works: Fell 1No. hornbeam tree. Canopy reduction of 1No. oak tree from 15m-13m

Reasons given: T1 – Proximity to dwelling T2 – Stem decay and bleeding canker

Comments on Application:

Note: Tree numbers below (eg.T1) are for the sole purpose of interpreting this application (no tree reference numbers were provided) and have no relationship (intended or otherwise) with those referred to elsewhere, such as may be recorded on the original Tree Preservation Order.

T1 Pedunculate oak / <i>Quercus robur</i>	Approx. height: 15m	Average spread: 6m	Age class: Early mature
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T2 Hornbeam / <i>Carpinus betulus</i>	Height: 10-15m	Radial spread: 0-5m	Age class: Mature
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T1 Oak

- Third party tree growing from the rear garden of 37 Ford Road. Outwardly and from a distance it appears to be in a fine physiological state. It has previously been the subject of heavy reduction pruning (at least in part) from which it has grown-on to establish a full crown and presents an attractive profile. It is visible from numerous properties and has landscape value growing as it does near the perimeter of a large area of open ground.
- The applicant/agent at first seeks a 1.5m reduction of lateral spread on the east aspect. I would rather the specification state exactly how much lateral spread is to remain (on each aspect), or maximum clearance from the dwelling (building clearance) – so that we are in a position to check any pruning work did not exceed that permitted. The above description (reducing canopy from 15m-13m is incomplete, neither discriminating height from spread (or aspects) and for the latter does not clearly associate with the measurements I obtained from site.

T2 Hornbeam

- Grows within the property and close to the dwelling. Multi-stemmed from near its base, appearing to be in a fine physiological state and stable. No obvious evidence of significant decay or problematic stem bleeding/exudate.
- Visible from numerous properties and from afar, growing as it does near the perimeter of a large area of open ground. Has clearly endured some recent disturbance close to its base during recent hard landscaping work. Light branches in contact with dwelling.

Conclusions:

- T1 - The work proposed is in principle justified on arboricultural grounds as it seeks to maintain reasonable enjoyment of the garden with respect to natural tree form, although I find the work specification ambiguous and does not inspire the required level of confidence that this important tree will be sympathetically pruned.
- T2 - Appears outwardly sound and no evidence of structural instability or significant decay has been provided in support of the application. It has not been proven to present an unacceptable level of risk for its location, so should be retained.
- It should continue to provide visual amenity for the surrounding area and can be retained in harmony with its surroundings with careful pruning of selected small branches.

Recommendations:

- As it stands, I recommend **REFUSAL** for this application.

Advisory:

- I would like to see the applicant submit a revised work specification such as detailed below, which would address some of their concerns whilst preventing a diminution of the trees landscape and public amenity value:

T1 Oak

- Reduce back branches on east aspect only and as necessary to achieve a maximum of 2metres clearance from the rear elevation of dwelling (9 Penfold Place).

T2 Hornbeam

- Reduce back branches on south aspect only, to provide a maximum of 1metre clearance from the side elevation of dwelling (9 Penfold Place).

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- If the applicant is prepared to re-submit in line with this advice, then I would be able to recommend APPROVAL subject to the following condition:

Condition to Be Applied to Approved Work: -

Part a) Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010.

Part b) Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

- *See also the standard pruning guidance notes issued with the consent letter*

Advisory:

- In respect of T1 - we are obliged to advise that where trees are situated on land not owned by the applicant the granting of consent by this authority does not by association give permission to undertake such works that require access onto/from that land. Nor does it permit any work to take place beyond the boundary of the applicant's property. Additional permission must first be obtained from the land/tree owner.

Mark Warwick

Tree Officer / Parks and Greenspace Team