

Planning Officer : Damian Sullivan

Planning Application Ref: AB/9/14/TC

Location : Garden r/o 6 Bakers Hill Road, Arundel

Description of works: ***This is linked to a recent Planning Application***

Flowering Cherry – *Prunus avium* – to remove some branches overhanging adjoining garden in Bakers Hill – but no specific dimensions or indication of which branches is provided.

Ceanothus & Bay Laurel – to cut back both plants which overhang the boundary wall and grow into the garden from the neighbouring property.

Reasons Given: None really provided but seems to be linked with a Planning Application for a Studio

Recommendation:

NO Objection	X	Comment	X	Dead & Dangerous	
Object		Recommendation	X	Abate a Nuisance	X
Conditions Suggested		CA & Amenity Value		Tree Replacement required	

Comments On Application:

As well as the notification forms and plan I have read and taken note of the two letters of objection from neighbouring owners.

None of these shrubs or the Cherry tree merits imposing a TPO to control the works.

In order to better understand this notification I arranged to meet with Ms Elderfield and provided her with advice and guidance on the pruning of these plants and she revealed that originally she had intended to prune back the low branches of the Cherry that overhangs the private garden to the southeast side but that owner has advised her that she likes the tree as it is so Ms Elderfield no longer wishes to prune the tree on this side. After taking advice from me she has decided to simply shorten the lowest branch on the west side of the tree. However, the Studio as shown on the plans submitted would be very close to this tree and thus pressure may be brought to bear and force a further prune IF the proposed development receives approval.

Flowering Cherry Height – 4.5m : Avge Spread – 3.5m : Age – Mature

- An open and low spreading form due in part to previous pruning operations – has been reduced and reshaped with approximately 0.5m of regrowth arising from old pruning points.
- Has also been crown lifted to 3m above ground level in the past.
- Bifurcated at 1.8m and has a low spreading ‘umbrella’ form.
- The proposal is to shorten back the lowest branch on the west side of the tree by approximately 1m back to a living growth point. She has agreed to wait until the tree has finished flowering.

Ceanothus & Bay Laurel Height – 4m : Avge Spread – 2.5m (mostly south) : Age – Semi-mature

- Both plants are growing in the neighbours garden to the north side of the boundary wall but most of their crowns are presented overhanging the boundary line into the garden of No6.
- Some stems are resting on the top of the wall causing it to crack and in the case of the Bay the expansion of the stems is cracking the boundary wall – not sure who owns it?

- All of these plants are close to flowering - which is a very stressful time for them and when most damage can be done [entry of fungal and viral problems into the vascular system] so this is perhaps the worst time to prune them and I suggest that if approval is given there is a strong recommendation made that no pruning takes place until the plants have finished flowering.
- Ms Elderfield says the wall is not in her ownership and belongs to the neighbour to the north side thus the responsibility for it and any repairs would be theirs.
- The overhang is technically a trespass and under Common Law rights Ms Elderfield would be able to cut this back to the boundary line and I see no reason to prevent this from taking place.
- Ms Elderfield has agreed to wait until these shrubs have finished flowering before pruning them back – but I have advised that a prune of this severity may well kill off the Ceanothus – the Bay will readily grow back without any adverse impact.

CONCLUSIONS:

- **I raise no objection** to the pruning works.
- I recommend that when considering the planning application for the Studio that the pressure to prune the Cherry is taken into account and the location of the Studio is moved further across to the west.

 Consultant Arboriculturist