

Planning Officer: Miss Z Toppin

Planning Application Ref: **AW/118/21/T**

Location: **14 Margaret Close, Aldwick, PO21 3AA**

Description of works: **Fell 1no. sycamore tree and replace with sycamore or silver birch**

Reasons given: Alleged damage to property

Comments on Application:

Sycamore / *Acer pseudoplatanus* Height: 10-15m Radial spread: 5-10m Age class: Early mature

- This tree appears to be in a fine physiological state. It has two distinct stems (possibly two separate trees) which further sub-divide and support a broad, shared crown profile. The upper crown of this tree is visible from surrounding properties although only with difficulty from estate access road and other publicly accessible land.
- The applicant has employed D. D. Bentley Tree Services to assess the tree and provide a report on its condition. I generally concur with the findings therein.
- The tree grows close to the boundary fence line such that it will inevitably exert direct physical pressure, enough to distort and crack the light concrete fixtures. It has high growth potential. No damage to the neighbouring building superstructure has been reported.

Conclusion:

- There will be a small loss of public/visual amenity on completion of the proposed works, but this is outweighed by the long-term potential for nuisance (and progressive risk of damage to property) arising from the tree's uninhibited growth. Crown reduction pruning is not considered to be an effective control measure with a tree of this size, growth potential and proximity to dwelling.
- The loss of so much tree canopy from the landscape is unfortunate and should be compensated for with an appropriate replacement planting and at a distance more harmonious with its surroundings.

Recommendation:

- I recommend **CONSENT** for this application, subject to the following condition:

Condition to Be Applied to Approved Work: -

- Once the tree has been felled (and either grubbed or ground out) then a replacement tree is to be planted in the same place or nearby and to within 5metres.

This is to be of Standard Nursery Stock proportions (10-12cm girth & 2m to 3m overall height) supported on a 'short stake' system with appropriate securing ties and pads.

It is to be planted within 12 months of the removal of the sycamore tree.

The species shall be selected from the following: -

Field maple *Acer campestre*

Hornbeam *Carpinus betulus*

Silver or Downy birch *Betula pendula/pubescens*

- **Reasons:** To accord with current industry guidelines and sound arboricultural practice in general.

Advisory:

- 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