

Planning Officer: Miss Z Toppin

Planning Application Ref: AW/120/21/T

Location: 27 Chawkmare Coppice, Bognor Regis, PO21 3SA

Description of works: Crown reduction of 1no. atlantica Glauca, hanging limbs to be removed and minor reduction in height to 12-14m, the proposed works consist of a 20% crown reduction

Reasons given: 1. Risk of damage to neighbouring property 2. Large hanging limbs have become dangerous

Comments on Application:

Cedar, blue Atlas / *Cedrus atlantica Glauca* Height: 10-15m Radial spread: 0-5m
Age class: Early mature

- Outwardly and from distance (roadside) this tree appears to be in a fine physiological and structural state; assumed to be so in the absence of any evidence provided to the contrary. It has developed true to species type form and not having undergone any significant crown modification presents the ideal aesthetic.
- It is situated in a prominent position being highly visible from neighbouring properties and traffic accessing/exiting the estate via public highway, therefore has public amenity value.
- It grows on the north aspect of and an adequate distance from nearest built structures. Despite its size, it occludes relatively little natural light from residential dwellings.

Conclusions:

- It is stated that significant parts of the tree have become dangerous and the whole presents an unacceptable level of risk to neighbouring property. I saw no obvious evidence of this nor has it been demonstrated with the provision of written arboricultural advice or other diagnostic information from an appropriate expert (sect.8 of the Application Form).
- This tree has high growth potential but is ideally located - occupying a near central position within a large garden and at a distance from the residential dwelling that is likely to be harmonious and complimentary throughout its anticipated lifespan.
- The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality.

Recommendation:

- I recommend **REFUSAL** for this application.

Mark Warwick
Tree Officer / Parks and Greenspace Team