

Planning Officer: Mr F Gardner

Planning Application Ref: **AW/156/19/T**

Location: **Royal Bay Nursing Home, 86 Barrack Lane, Aldwick, PO21 4DG**

Description of works: **Crown lift by 7m to 1no. white poplar tree and crown reduction by 3m to 1no. London plane tree**

Reasons Given: None provided

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 London plane / <i>Platanus x hispanica</i>	Approx. height: 15m	Average spread: 7m	Age class: Mature
T2 Hybrid black poplar / <i>Populus x canadensis</i>	Approx. height: 22m	Average spread: 7m	Age class: Mature

- T1 – Appears to be outwardly healthy and stable with a relatively unmodified and attractive crown profile. It is highly visible to residents and from neighbouring properties, and presently in part from the public highway (footway and carriageway) – although I expect it to become highly visible from there too long before it reaches over-maturity. It is a fine example of its type with adequate room to grow-on in harmony with its surroundings.
- Branches grow low over the driveway and garden areas and may impede the passage of high-sided (delivery) vehicles to the main building.
- T2 - The subject tree has been incorrectly identified as a white poplar, although it is clear from site inspection that the hybrid black poplar is not so dissimilar, dominates the position marked on the applicant's plan and is the only obvious candidate for the work proposed. It appears to be outwardly healthy and stable with a relatively unmodified and attractive crown profile. It is highly visible to residents, from neighbouring properties and the public highway (footway and carriageway). It is a landmark tree and fine example of its type.
- Overhead canopy clearance appears adequate although it can be assumed the applicant is concerned for impede of high-sided (delivery) vehicles accessing the main building and using the public carriageway.

Conclusions:

- T1 - There is no obvious arboricultural justification for the work proposed. Crown reduction work would irrevocably spoil its natural looking form and remove its potential to provide a high visual amenity.
- T2 – The tree will tolerate a crown lift to the proposed extent without undue harm to its ongoing health and vitality. This element of the application is acceptable.

Recommendations:

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

Advisory:

- I would like to see the applicant submit an amended work specification for T1 such as detailed below, which would seem to address their concerns whilst preventing a diminution of the tree's landscape and public amenity value:
 - Crown lift to provide a maximum of 3m overhead clearance on all aspects, to a maximum of 5m directly over the driveway.

Reason: To permit reasonable use and enjoyment of garden area, and allow unobstructed access for high-sided vehicles to main building.

- 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 conditions:

Conditions To Be Applied to All Approved Works: -

- 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
- 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

Mark Warwick
Tree Officer / Parks and Greenspace Team

Figure 2 Positions of final cuts

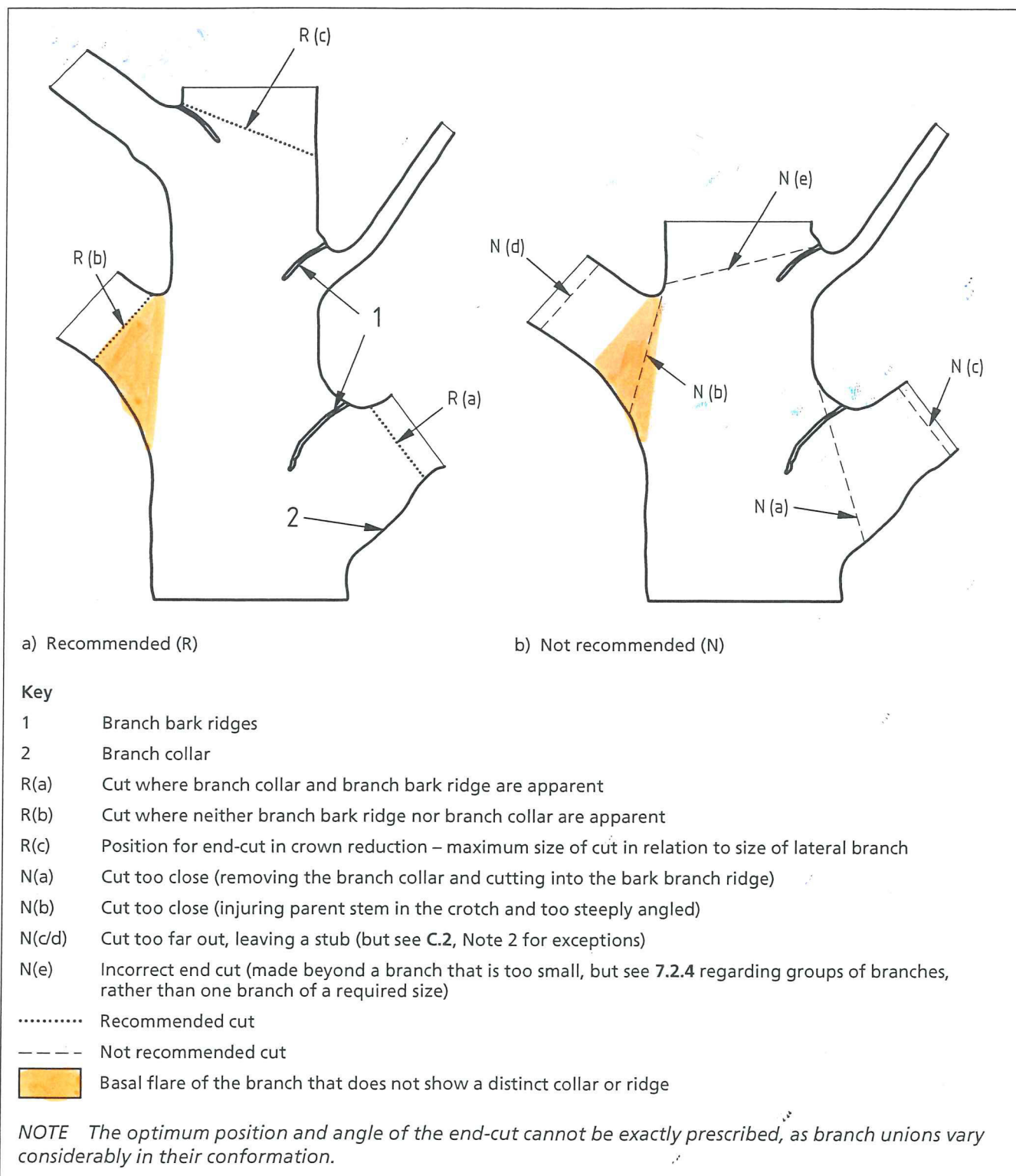


Figure 3 Crown lifting

