

Planning Officer: Amber Willard

Planning Application Ref: AW/16/18/T

Location: 2 Pembroke Way, Bognor Regis

Description of works: 1.5-2m lift away from the roof to 1No. Pine, Fell 1No. Pine and remove deadwood from 7No. Pines

Reasons Given: Essential maintenance to achieve long-term clearance of residential dwelling and to remove safety hazard

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 Pine (1 st tree from North-west) <i>Pinus nigra</i>	Height: Approx. 13m	Average spread: 4m	Age: Early-mature
T2 Pine (2 nd tree from North-west) <i>Pinus nigra</i>	Height: Approx. 13m	Average spread: 3m	Age: Early-mature

- Both trees are situated alongside the dwelling and are visible to public highway users. As individual trees they are important constituent parts within a long and established linear roadside group of pine trees. T1 is of particular strategic value at one end of the group. The group is highly visible to public highway users and adjacent properties – it is a significant arboricultural feature.
- T1 appears to be in a healthy and stable condition when viewed from afar. T2 is clearly in terminal decline with less than 10% of its branch network supporting live foliage and is not viable for safe long-term retention.
- Building interference is negligible at this time but likely to be direct in the short-term. The removal/reduction of no more than two small (<100mm diameter) and one lesser sub-lateral branches, is appropriate to achieve long-term satisfactory clearance.
- The removal of dead branches is an exception and does not require permission.

Conclusions:

- The work proposed is justified and will not incur a noteworthy loss of amenity value to the surrounding area.
- It will not be necessary to condition a suitable replacement planting following the removal of T2 as this will be difficult to establish underneath the existing trees. Furthermore, any species other than a pine (shade intolerant) would detract from the group aesthetic.

Recommendations:

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

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.

Mark Warwick

Tree Officer / Parks and Greenspace Team