

Planning Officer: Lynnyrd Wolfe

Planning Application Ref: **AW/244/19/T**

Location: **Ravenwood Court, Aldwick Street, Aldwick, PO21 3AW**

Description of works: **Crown reduction approx. 2.5m and remove small dead limbs to 1no. oak tree, 1no. beech tree and 1no. London plane tree**

Reasons Given: To improve light levels, facilitate/ease seasonal maintenance requirements

Comments on Application:

T1 Pedunculate oak / <i>Quercus robur</i>	Height: 10-15m	Average spread: 0-5m	Age class: Early mature
T2 Beech / <i>Fagus sylvatica</i>	Height: 15-20m	Average spread: 5-10m	Age class: Mature
T3 London plane / <i>Platanus x hispanica</i>	Height: 15-20m	Average spread: 0-5m	Age class: Early mature

- T1 – Outwardly this tree appears to be in a fair physiological state and stable. Moderate upper crown density and relatively high deadwood content suggests a degree of stress. Prominent at the front of the property and visible to users of the public highway (footway and carriageway).
- T2 - Outwardly this tree appears to be in a fine physiological state and stable, with an attractive crown profile. Prominent at the front of the property and highly visible to users of the public highway (footway and carriageway).
- T3 - Outwardly this tree appears to be in a fair physiological state and stable, although woodpecker holes at approx. half-height are worthy of investigation to assess extent of cavity information if not already undertaken. Grows on the fringe of a valuable grouping, with correspondingly 'drawn up' and slightly irregular form. Discreet as an individual but an important constituent.
- There is an intention to improve light levels into the property and while the trees could be perceived as oppressive for some residents, most of their crown spread is to the north of the property and so there is unlikely to be any significant light occlusion.
- Direct interference with adjacent buildings from branches is becoming problematic and could be satisfactorily attended to with a sympathetic pruning operation rather than *crown reduction* which by definition involves the reduction of height and lateral spread on all aspects.
- The removal of dead branches is an exception and does not require permission.

Conclusions:

- The proposal to reduce the lateral extent of branches on specific aspects to maintain reasonable clearance of residential dwellings is justified and well-intentioned, but the work description is open to interpretation and so there is a risk of excessive work being permitted.
- It is necessary to clarify the work proposal so that we can be confident it will address the tree's potential impact on residential property whilst retaining their visual amenity value by having respect for natural tree form.

Recommendations:

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

Advisory:

- I would like to see the applicant submit a revised work specification such as detailed below, which would seem to address their concerns whilst preventing a diminution of the tree's landscape and public amenity value:
 - T1 Reduce selected branches to achieve a maximum of 1.5m clearance from adjacent buildings
 - T2 & T3 Reduce selected branches to achieve a maximum of 2m clearance from adjacent buildings
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- 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

