

Planning Officer: Miss Z Toppin

Planning Application Ref: **AW/270/20/T**

Location: **17 Margaret Close, Nyetimber, Aldwick, PO21 3AA**

Description of works: **Fell 1No. common lime tree**

Reasons given: Deposits sap on cars, overhangs neighbour's drives, roots in proximity to drains

Comments on Application:

Lime / *Tilia* sp. Approx. height: 12m Radial spread: 6m Age class: Early mature
(Listed on TPO/AW/50/10 schedule as T1604)

- There is contradictory information submitted in the application, such that we cannot be confident which tree is proposed for removal. The following details were provided:
 - Annotated plan (from TPO/AW/49/10) assigning unique reference T2 but pointing to T1609 ash.
 - T2/T1609 is recorded on the TPO as being within the grounds of 19 Margaret Close.
 - Applicant states that lime tree is sending roots out across their own driveway, which is at the front of the property. That lime tree also presents low encroaching branches across neighbours' access.
- Although we have grounds to refuse the application due to inaccurate information, in the interest of expediency I have concluded that the most likely candidate is the lime tree growing at the front of the property (T1604) and comment as follows:
- Outwardly and from a distance it appears to be in a fine physiological state, possessing excellent form and so an attractive crown profile. It grows at the front of the property and is prominent within the close. As such, it has public amenity value.
- Periodic pruning of selected lateral branches will be necessary throughout its lifespan, to maintain harmony with its surroundings (subject to approval from the local planning authority). Low growth over driveways and spread over parking areas is likely to become problematic if left unattended.

Conclusions:

- I am unable to concur with the reasons stated as being sufficient to justify the proposed work.
- The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The removal of this tree would be detrimental to the visual amenities of the locality.
- Proximity of roots to underground drains is a frequent occurrence in the built environment and does not as a matter of course result in direct damage to utility apparatus. Even where damage has occurred and tree roots are implicated, then an engineering solution often provides the most efficient and effective outcome, permitting long-term retention of the tree(s).

Recommendations:

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

Advisory:

- I would like to see the applicant submit a new application with a work specification such as detailed below, which I hope would address some of their concerns and permit the tree to exist in greater harmony with its surroundings:
 - Crown lift (removal/reduction of low branches) to provide a maximum of 3metres overhead clearance on all aspects.

- Crown lift (removal/reduction of low branches) to provide a maximum of 4.5metres overhead clearance above public highway (carriageway) and driveway serving 11 & 15 Margaret Close.
- Reduce radial spread on SW aspect only, by approximately 1.5metres to leave a minimum of 4metres when measured from outside of stem base.

Mark Warwick
Tree Officer / Parks and Greenspace Team