

Planning Officer : Simon Davis**Planning Application Ref:** AW/291/13/T**Location :** 45 Kingsway, Craigwell, Bognor Regis**Description of works:****T1 – Lawsons Cypress** *Chamaecyparis lawsoniana*

– Fell

Reasons Given: Close proximity to house and swaying motion causes owner to doubt its stability and also it has cracked the wall and he fears for damage to the main building

Recommendation:

NO Objection		Comment	X	Dead & Dangerous	
Object	X	Recommendation	X	Abate a Nuisance	
Conditions Suggested		CA & Amenity Value		Tree Replacement required	

Comments On Application:

General Observations – This tree appears outwardly healthy and in good overall condition and is highly visible in the street scene and contributes to the visual amenity of the area.

T1 – Lawsons Cypress Height – 10m : Avge Spread – 1.5m : Age – Semi Mature

- Multi-stemmed and has been crown lifted to 3m in the past
- I note Mr Stephens concerns regarding the safety of this tree and the minor damage it has caused to the retaining wall and also the concerns of Mr Ostler regarding the amenity value provided by this tree.
- Cracking of the wall and apprehensions over the movement of the tree are in my opinion insufficient grounds to have this tree removed – IF there is instability and loss of root hold or damage to the fabric of the building then this will need to be the subject of an experts report (qualified arboriculturist and/or structural engineer) which currently has not been provided in support of Mr Stephens claims.

CONCLUSIONS:**T1 – Lawsons Cypress**

Object to the removal of this tree on the grounds of insufficient evidence of safety risk or damage to property – **recommend Refusal.**



Consultant Arboriculturist

Figure 2 Positions of final cuts

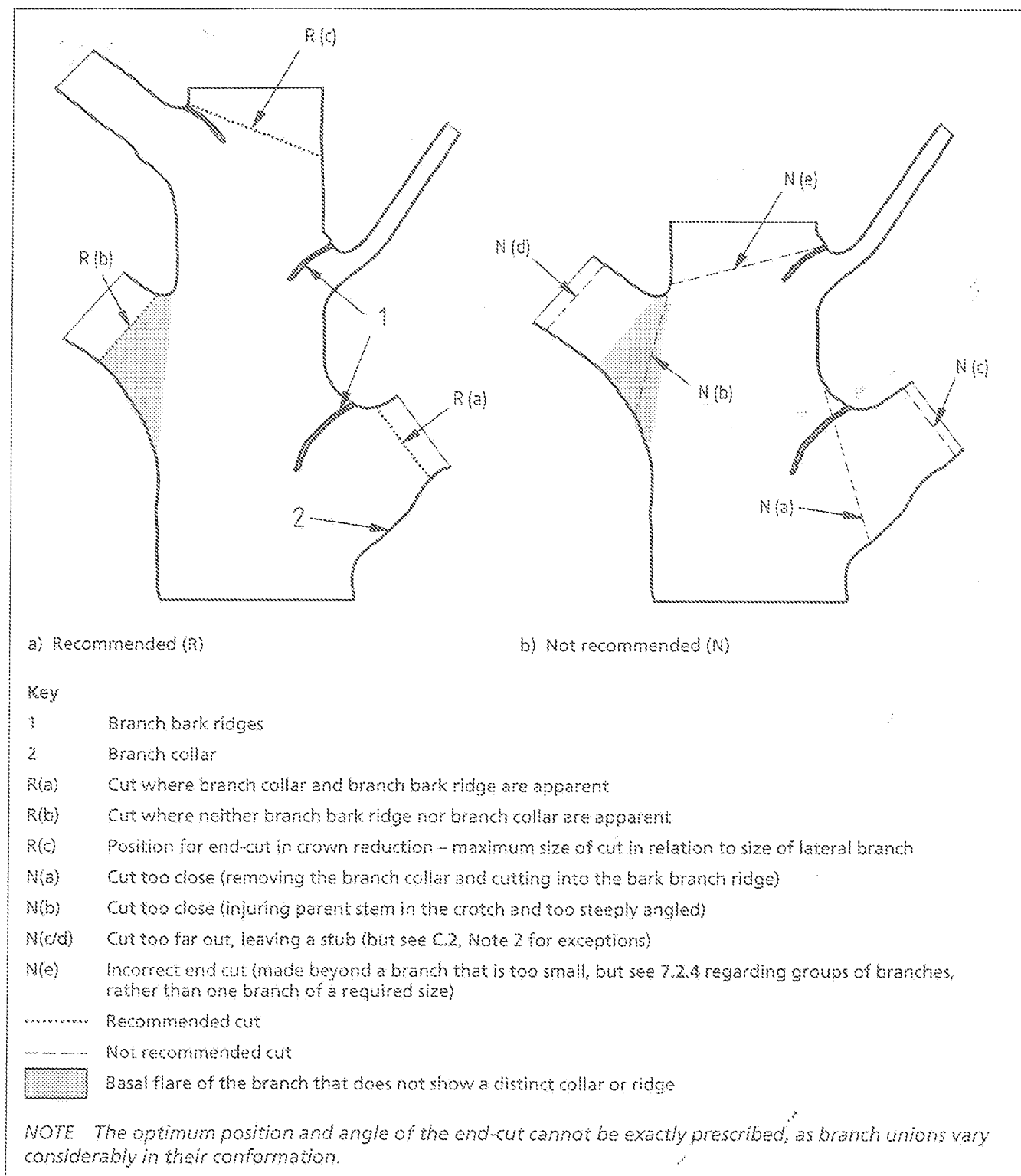


Figure 3 Crown lifting

