

Planning Officer: Charlotte Easton

Planning Application Ref: AW/29/19/T

Location: Moonrakers, Dark Lane, Bognor Regis, PO21 4AJ

Description of works: Reduce north side of 2 No. macrocarpa trees by 3m

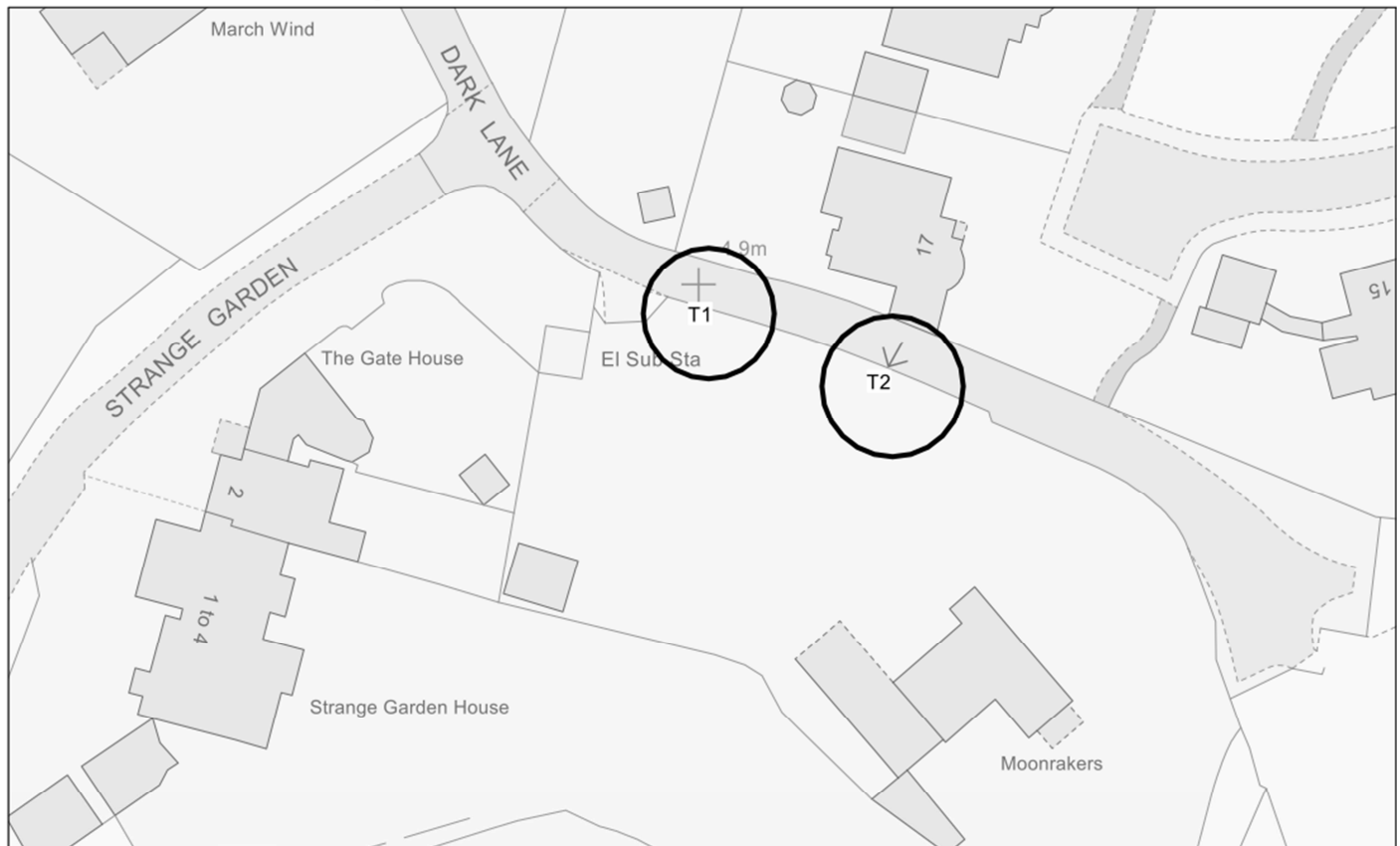
Reasons Given: Branches snap and fall into road and neighbouring property

Comments on Application:

2x Monterey cypress / *Cupressus macrocarpa* Average. height: 16m Average spread: 8m Age class: Mature

- It is not explicit from the map provided which two trees are the subject of this application. It is for the applicant to ensure that there is no doubt as to which trees are proposed for work; as such there would be grounds for refusing consent for this reason alone.
- On this occasion I have assessed the two (of four) trees which are in closest proximity to neighbouring dwelling (17 Shorecroft) and which I identify on the following plan as most likely candidates for T1 and T2.

Arun District Council Maps



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- Outwardly and from a distance both trees appear to be in a fair physiological state and with form typical of their type and age. They present attractive crown profiles and are important constituents of a linear group of four mature cypresses with obvious landscape value.

Conclusions:

- These trees require careful management that respects their age and vulnerability to environmental changes and disease progression.

- These trees while tolerant of coastal conditions often carry a high percentage of deadwood and small branches are prone to damage during episodes of inclement weather. As such, in a built environment they will require a relatively high intensity of management to keep them in a condition appropriate for their location. These are not usually sufficient reasons to justify substantive work.
- The removal of dead or imminently dangerous branches is an exception and does not require permission, although in respect of the latter those undertaking are required to notify this authority at the earliest opportunity and works should only be to the extent that the *immediate* threat to person(s) or property is abated. Any work desired beyond that which is absolutely necessary requires a formal application.
- The tree work proposed in the application has not been justified on arboricultural grounds. Crown clearance of adjacent property is proportionate and reasonable.
- The work proposed is unnecessarily severe and in places would result in damaging loss of leaf-bearing volume, leading to individual branch death.
- The trees are a significant feature in the local landscape and appear to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in reduction of their landscape impact and undue detriment to the visual amenities of the locality.

Recommendations:

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

Mark Warwick
Tree Officer / Parks and Greenspace Team