

Planning Officer: Lynnyrd Wolfe

Planning Application Ref: AW/325/19/T

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

Description of works: Reduce 2no. *macrocarpa* trees by 1.5m on north side

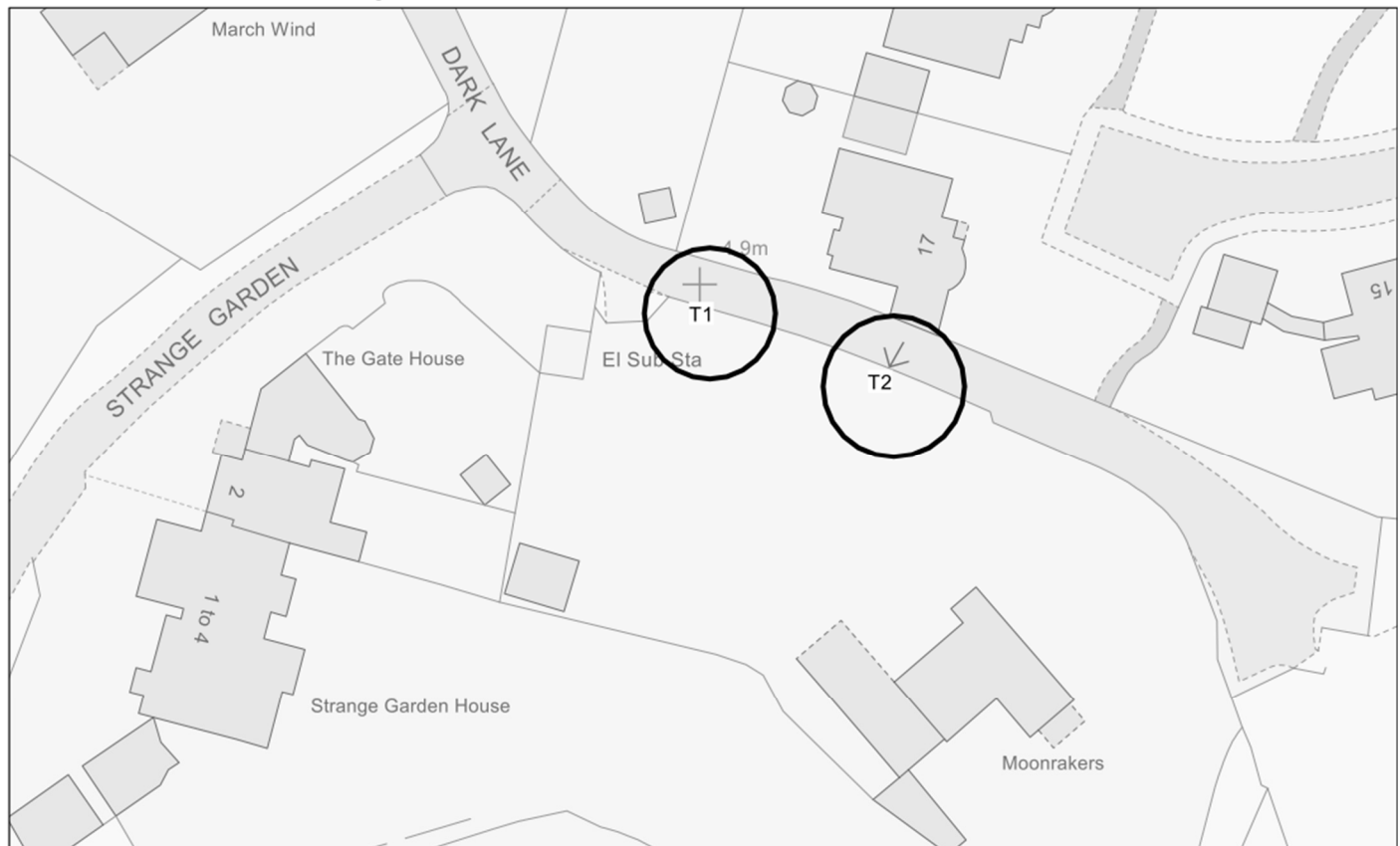
Reasons Given: Branches snap and fall into road and neighbouring property

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, although it is safe to assume from the map provided. For absolute clarity 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 despite having sustained numerous branch failures over time and are important constituents of a linear group of four mature cypresses with obvious landscape value.
- Crown reduction of 1.5m to the north aspect of T1 will effectively bring the crown spread back to the high wall boundary of 17 Shorecroft.
- Crown reduction of 1.5m to the north aspect of T2 will effectively bring the crown spread back to 1m beyond the high wall boundary of 17 Shorecroft.

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 is evident following Storm Ciara. 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.
- 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.
- Crown clearance of adjacent property is proportionate and reasonable, but I understand there may be concern of risk of damage to property from breaking branches during inclement weather. This risk can be mitigated to some extent by sympathetic reduction (retaining a satisfactory ratio of foliage to branch length/volume), such as that proposed.

Recommendations:

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

Condition to Be Applied to Approved Work: -

- 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

