

Planning Officer : Janice Chapman

Planning Application Ref: AW/335/13/T

Location : 38 Kingsway, Craigwell, Bognor Regis

Description of works:

T1 Hornbeam – reduce lateral spread all round to clear from neighbours house and other trees

T2 English Yew – reduce by 2m to 3m to reinvigorate

T3 Pedunculate Oak – curtail spread of growth towards house by reducing laterals by 1m

T4/5/6 – English Yews – the Landscape contractor says trim with shears by a few inches but on speaking to the owner he would like 0.5m reduction all round

Reasons Given: To abate nuisance for neighbour and reinvigorate suppressed Yew as well as curtailing growth of Oak towards the house and getting the Yews back under control and reducing the amount of ground that they take up in the garden.

Recommendation:

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

Comments On Application:

General Observation – Whilst I do not object to the principles of controlling the vegetation in this garden I question the degree of pruning that has been requested especially for the English Yews T4/5/6 which have historic connections to times when royalty occupied this area plus there is a risk that they would not respond to such a heavy prune and it would destroy their amenity value in the short term and possibly the long term as well.

T1 Hornbeam *Carpinus betulus* Height – 15m : Avge Spread – 9m : Age – Mature

- There are two or three long laterals which grow to the northeast side and now rest on the roof of the adjacent building and will soon cause damage if they have not already done so by cracking and dislodging roof tiles. In addition to this the density of branch work and foliage dominates the rear of the neighbours house and garden and cuts out a significant amount of light. Thus a reduction of 4m although not normally permitted would be needed in this instance to get these laterals under control and back to a position where they are clear of the roof and I feel that the tree can cope with this as it is a vigorous and healthy tree.
- I also agree that shortening the lateral spread by a maximum of 2m to the north and east sides ONLY will be beneficial for both owners and improve the situation for the suppressed Yews beneath this tree.
- However, 'lightly' shortening the lateral spread to the south and west sides is not advisable as this is the face that the tree presents to the prevailing wind and once you open this out the wind can wreak havoc inside the crown and it also disrupts the defensive wind pattern that an intact crown possesses.

T2 English Yew Taxus baccata Height – 10m : Avge Spread – 4m : Age – Early-Mature

- This Yew tree is suppressed and has a weaker crown than others in this garden for this reason but to reduce it very heavily by 2m to 3m will not I feel get the response that the Landscape contractor is seeking. In fact it is my view that it will make matters worse and the tree will dieback even more. Better to crown lift the Hornbeam (not applied for and they may wish to consider this on another occasion) off the Yew to give it more light and also apply an organic matter (e.g. well rotted horse manure) feed around the base and fork this in. Combine this with a much lighter crown reduction to remove dieback and dead tips and see how the tree responds over the next few years and if it does then a heavier prune may then be justified.

T3 Pedunculate Oak Quercus robur Height – 16m : Avge Spread – 7m : Age – Early-Mature

- Full of deadwood and dieback in the upper reaches due to salt laden winds and this should be removed and tidied
- The tree has a crown weighting to the north side towards the house and this is out of character with the remainder of the crown shape and I can see the justification for tipping back the overlong branches in this direction ONLY.

T4/5/6 English Yews Taxus baccata Height – 4m : Avge Spread – 3m : Age – Early-Mature

- These trees are older than they appear and once formed part of the walkway to the drive leading from the old house to the sea that was used by royalty on their visits to the resort – thus there is a historic value attached to these trees as well as their current amenity value and merit thus any works must be sensitive and reflect this value.
- There is a conflict in the paperwork between the Landscape contractors request to 'hedge cut by a matter of a few inches' and the owners request to 'round bushes need to be reduced by approximately 0.5 metres at the crown and its diameter in order to return them to the same size that they were trimmed 3 years ago.'
- I discussed this with the owner in person out on site and explained that to cut them in the manner that he has requested will be detrimental to their health and vitality and with a tape measure demonstrated that this would mean cutting them back to bare brown braches with no foliage in the hope that they would leaf up again. There is a high risk that they will not do so and their amenity value will be compromised and indeed destroyed. Given their historic and amenity value I cannot allow this to happen.
- It was pointed out to me that the Landscape contractor who would undertake these works also trims the Yews on the adjacent property to the south and this is a case of using power shears to lightly trim back the growth to the natural rounded form and always leaving live growth visible and not going beyond this point. This would be an acceptable way to prune these trees but will not address the owners desire to see these trees reduced in size as they almost touch and merge crowns. I can sympathise with the request to try to reduce the area that these trees currently occupy but this must be done very carefully and in stages so that we can gauge the trées response to the pruning and adjust subsequent pruning levels accordingly.

CONCLUSIONS:

T1 Hornbeam -

I Approve of the reduction of the three laterals to the northeast side ONLY by a maximum of 4m and the reduction of laterals to the north and east sides ONLY by a maximum of 2m.

I Object to any reduction of the laterals to the south and west sides of this tree and recommend refusal of this work.

T2 English Yew -

I Object to the reduction and reshaping of the crown of this tree by 2m to 3m and recommend refusal of this work.

Approve - If the owner is prepared to revise his application to read 'reduction in height ONLY by 1m maximum and rounding off the top so as not to leave it flat in appearance'

T3 Pedunculate Oak -

I Approve of the reduction of the laterals to the north side ONLY by a maximum of 1m.

T4/5/6 English Yews -

I Object to the reduction and reshaping of the crowns of these trees by 0.5m and **recommend refusal** of this work.

Approve - If the owner is prepared to revise his application to read '*reduce and reshape the crowns overall with the use of hand operated or powered shears reducing the laterals by a maximum of 200mm to 300mm to leave a rounded and compact form and under no circumstances are bare branches devoid of living foliage to be left*'

Condition To Be Applied to All Approved Works: -

Where whole branches are to be removed final cuts close to the trunk or branch union are to be made as shown in Figure 2 of BS3998:2010 and all shortened branches are to be cut at the correct angle (see also 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.



Consultant Arboriculturist

Figure 2 Positions of final cuts

