

Planning Officer: Hannah Kersley

Planning Application Ref: AW/347/21/T

Location: Runnymede, 221 Aldwick Road, Bognor Regis, PO21 3QG

Description of works: Fell 1no. London plane tree

Reasons given: Proximity to streetlight and subterranean utility apparatus, root heave to driveway

Comments on Application:

London plane / *Platanus x hispanica* Height: 11m Average spread: 4m Age class: Mature

- Outwardly and from a distance (roadside) this tree appears to be in a fine physiological state and assumed to be so in the absence of any evidence provided to the contrary. It has been the subject of regular crown reduction pruning, resulting in compact form.
- It occupies a prominent position at the front of the property, being highly visible from numerous residential properties and to users of the public highway (footway and carriageway). It will present an attractive crown profile when in leaf.
- It is possible to achieve adequate clearance of the streetlight column and allow for adequate light dispersal, without recourse to felling. A continuation of the pruning regime would be satisfactory in that regard.
- No evidence has been provided to confirm the presence of problematic root material within the subterranean apparatus, and where it does occur; can often be satisfactorily dealt with and permit retention of the parent tree.
- Root heave to the driveway is significant and likely to increase in severity, due to proximity of the tree and its high growth potential. It is unlikely that problematic roots can be removed due to their importance for the tree's structural integrity and no reasonable engineering solution could be employed for effective long-term reconstruction of the driveway with retention of the tree.

Conclusions:

- The work proposed is justified on arboricultural grounds although not exclusively for the reasons given.
- There will be a notable loss of public amenity on completion of the proposed work, which has become necessary due to the incompatibility of this tree with its surroundings. Fortunately, an opportunity exists to site a tree in an equally prominent and more harmonious position approximately 5metres due East.

Recommendation:

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

Condition to Be Applied to Approved Work: -

- Once the tree has been felled (and either grubbed or ground out) then a replacement tree is to be planted due East and to within 5metres, to occupy a prominent and near central position on the front lawn, to facilitate uniform/unconstrained development of limb and branch framework.

This is to be of Selected Standard Nursery Stock proportions (10-12cm girth & 2m to 3m overall height) supported on a 'short stake' system with appropriate securing ties and pads.

It is to be planted within 12 months of the removal of the London Plane tree.

The species shall be selected from the following: -

Field maple *Acer campestre*

Hornbeam *Carpinus betulus*

Sweet Gum *Liquidambar styraciflua*

Japanese maple *Acer palmatum* (true to species type)

Reasons: To accord with current industry guidelines and sound arboricultural practice in general.

Mark Warwick

Tree Officer / Parks and Greenspace Team