

Planning Officer: Amber Willard

Planning Application Ref: **AW/62/18/TC**

Location: **Bennington House, High Street, Angmering**

Description of works: **Fell 1No. Yew tree and replant with similar species within Angmering Conservation Area**

Comments on Application:

Yew	<i>Taxus baccata</i>	Approx. Height: 5.5m	Average Spread: 2.5m	Age: Mature
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- This tree is discreetly located at the rear of the dwelling and growing tight against an old party boundary wall. It is not visible from the roadside and only one neighbouring property has a clear view of it.
- Despite its age it is of compact form and small stature having historically undergone severe crown modification. It appears to be structurally sound and in a fair-good physiological state.
- It is bound to have become an imposing presence being so closely associated with residential dwellings and associated built structures, of which the latter is potentially at risk of future damage if not already.
- The applicant (with whom I met recently) has not yet undertaken any work, despite being able to do so now that the 6week notice period has expired. They recognise the value of such an aged tree and are considering alternative forms of management which might allow the tree to be retained in harmony with its surroundings, albeit at reduced dimensions.

Conclusions:

- This tree has some value by virtue of its age and apparent good health and is valued by the applicant. That said, its location is unfortunate and becoming a nuisance.
- It provides very little public amenity value and in my opinion does not qualify for the making of a Tree Preservation Order.
- The work proposed (either removal or pruning) will not diminish the character of the area.
- I have verbally informed the applicant that they may proceed with either work proposal, without further recourse to this authority.

Recommendations:

- I raise **No Objection** to the works that have been applied for and see no reason to make a TPO in this instance.

Mark Warwick

Tree Officer / Parks and Greenspace Team