

Planning Officer: Miss Z Toppin

Planning Application Ref: BN/103/20/T

Location: 10 Appletree Drive, Barnham, PO22 0LJ

Description of works: Fell 1No. Tulip tree

Reasons given: 1 - Seasonal nuisance from honeydew (and attracting wasps). 2 - Risk of damage to property in the event of whole or partial failure.

Comments on Application:

Tulip tree / *Liriodendron tulipifera* Height: 10-15m Radial spread: 0-5m Age class: Mature

- From a distance (restricted view from adjacent roads) this tree appears to be healthy and stable. Its upper half is visible from numerous properties and to users of the highway (footway and carriageway), as such it has some public amenity value.
- Although a large tree which has inevitably come to dominate the rear garden, it also possesses high growth potential.
- The crown has been heavily reduced (c2019). Were the tree to be retained, such work would have to be repeated regularly to keep it in a structural state appropriate for its location.

Conclusions:

- Containment pruning by way of hard reduction (or high-level pollarding) has prevented the tree from achieving its size potential whilst incurring significant loss of visual amenity and committing the owner/occupier to regular pruning throughout its lifecycle.
- It is unfortunate that this tree was not given adequate room to flourish in harmony with its surroundings, which has brought us now to the unsatisfactory position of having to consider its removal whilst healthy.
- This is a tree that has sadly outgrown its context and while I do not find the *reasons given* to be supportable or evidenced by the applicant; the long-term financial commitment to appropriate management and reduced visual interest in my view outweigh the case for its retention.
- A suitable replacement tree which complements garden and verge trees in the locality and at a more sympathetic position can be secured under the legislation and guidelines concerning the removal of preserved trees.

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 in the same place or nearby and to within 4metres.

This is to be of 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 Tulip tree.

The species shall be selected from the following: -

Silver birch *Betula pendula*

Downy birch *Betula pubescens*

Sweet Gum *Liquidambar styraciflua*

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

Mark Warwick

Tree Officer / Parks and Greenspace Team