

Planning Officer: Zac Denton

Planning Application Ref: BR/105/17/T

Location: Servite House, Servite Close, Bognor

Description of works: Fell three Sycamores

Reasons Given: Aphid sap exudation prevents use of car park by vehicles and there is damage to the retaining wall.

Comments:

Sycamores *Acer pseudoplatanus* Height – 8 to 10m Av Sprd - 5m Age – Semi Mature

- They are the only trees in what is otherwise a barren parking area behind the buildings on Servite Close and they are sound and healthy and contribute to the amenity of the car parking court being clearly visible from Servite Close.
- These trees have self-seeded into a narrow band of soil held back by a low retaining wall at the car park edge with a high boundary wall at their backs. Under these circumstances root pressure will always win over a low retaining wall and from time to time repairs will be necessary – but there is no safety issue here.
- Aphid drip is a problem with the paintwork on cars but these trees are all at one end of what is an extensive parking area and on the occasion of my visit there was only one small car present and that had been parked underneath the trees.

Conclusions:

- These trees have heightened importance being the only trees in the car park and I would see their complete removal on aphid drip grounds as an excessive and unacceptable remedy to the problem.

Recommendations:

- I recommend **REFUSAL** of the application - as the works are excessive and unacceptable resulting in a total loss of amenity.

Advisory:

- Recommend that the applicant re-submits seeking a crown lifting exercise to give the trees a more upswept form on the south side above the car park.
- Another option might be to remove the middle tree and plant a replacement tree for the future whilst crown-lifting the other two trees. Manage the situation by future pruning operations until the new tree is fully established and then go in for the removal of one more tree with a replacement and then in time come back in for the last Sycamore to be removed and replaced thus phasing the work over time with continuity of landscape and no loss of amenity.

Bernie Harverson

Consultant Arboriculturist