

Planning Officer: Lynnyrd Wolfe

Planning Application Ref: BR/141/20/TC

Location: Hotham Park House, Summer House, High Street, Bognor Regis, PO21 1HW

Description of works: Fell 1No. Magnolia tree T1 within Upper Bognor Road & Mead Lane Conservation Area

Reasons given: 1. Suspected honey fungus 2. Growing too close to building 3. Growing over building 4. Concern that tree roots may be affecting building

Comments on Application:

Magnolia / *Magnolia sp. (delavayi?)* Height: 5-10m Spread: 0-5m Age class: Early mature/mature

- This tree appears to be in a fine physiological state, free from obvious structural defect and with an attractive crown profile. It is discreetly located within a large walled ornamental garden area that is of shared interest.
- At this time it is visible from the surrounding park only with difficulty but is a fine example of an uncommon species/cultivar of yellow-flowering Magnolia - so can be regarded as worthy of preservation in the public interest. An evergreen; it shares similar species characteristics with the common *M.grandiflora* although on close inspection of the stem bark and flower is clearly distinct. The apparent similarity may explain why it had been planted in such a sheltered location and up against a wall, a traditional placement for that tree type.
- I saw no evidence of fungal infection by the type mentioned, nor has any evidence been provided to support that assertion.
- I saw no obvious evidence of building damage associated with the presence of this tree, nor has any been provided to support concern for the same. While there is an element of the unknown around this tree and its true growth potential, Magnolia are typically found to have soft, fleshy root systems and so unlikely to be implicated in a damage event where the adjacent structure is of sound construction.

Conclusions:

- This is a healthy, stable and potentially rare ornamental tree that appears to be in harmony with its surroundings.
- The tree work proposed in the application has not been justified on arboricultural grounds.

Recommendations:

- I recommend **REFUSAL** for this application and that we make a Tree Preservation Order to secure its retention and better control its future management. I attach a TEMPO form and GIS plan for this purpose.

Mark Warwick

Tree Officer / Parks and Greenspace Team