

Planning Officer: Miss Z Toppin

Planning Application Ref: BR/174/21/T

Location: The Maples, 45 Victoria Drive, Bognor Regis, PO21 2TQ

Description of works: Various works to various trees

Reasons given: Health and safety, general maintenance

Comments on Application:

- The applicant has employed All Seasons as agent, who have provided a tree survey and plan. This is comprehensive and includes a detailed work specification with satisfactory reasons given for the majority of items.
- The site is densely populated with trees along the south boundary, from where the majority of protected trees grow (TPO/3/82 - G4). Those are predominantly early mature sycamore of varying form and overall in good physiological condition. Collectively they present largely unmodified and attractive upper crown profiles, adding maturity to the surroundings. Whilst seasonal nuisance and general influence over residential property is accepted, high-level canopy brings important benefits and visual amenity to the area.
- The agent proposes replacement of two (TPO) trees identified for removal, items 0241 & 0242. That is justified and while I welcome the intent, it may be difficult to ensure the establishment of 'like for like' replacements beneath such dense canopy (perhaps there are locations elsewhere on the site which are more suitable?). Furthermore, their loss will not be detrimental to public amenity and so I would not insist on their replacement.
- I support *crown reduction* pruning, as described, for item 0245, but do not consider it appropriate for: 0252, 0255, 0257 & 0258 at this time.

Conclusions:

- The majority of work proposed is justified on arboricultural grounds and would not incur loss of public visual amenity.
- There are four established sycamore of apparent good form, for which justification has not been provided for proposed crown reduction pruning at this time. Such work would diminish their place in the landscape.

Recommendations:

- As it stands, I recommend **REFUSAL** for this application.
- **I would like the applicant to be invited to agree to a revised proposal for lesser works** (by removing crown reduction pruning to items: 0252, 0255, 0257, 0258) as part of the current application so as not to incur further delay.

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- If the applicant is prepared to re-submit in line with this advice, then I would be able to recommend **APPROVAL** subject to the following condition:

Condition to Be Applied to Approved Work: -

- Part a) Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
- Part b) Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

- *See also the standard pruning guidance notes issued with the consent letter*

Mark Warwick
Tree Officer / Parks and Greenspace Team

Figure 2 Positions of final cuts

