

Planning Officer: Miss Z Toppin

Planning Application Ref: BR/199/20/T

Location: Burlington Nursing Home, 109-111 Victoria Drive, Bognor Regis, PO21 2DZ

Description of works: Fell 8No. Macrocarpa and 1No. Bay

Reasons given: Light occlusion and seasonal nuisance affecting neighbouring property

Comments on Application:

8x Monterey cypress , golden / <i>Cupressus macrocarpa</i> cv	Height: 5-10m	Spread: 0-5m	Age class: Semi mature
Bay / <i>Laurus nobilis</i>	Height: 5-10m	Spread: 0-5m	Age class: Unknown

- No individual cypress trees are worthy of specific comment for the purposes of reviewing this application. All are of even age class and similar condition so can be satisfactorily considered for generic comment, as follows:
- There is one Tree Preservation Order affecting this site (TPO/BR/1/93). It seems unlikely that these trees enjoy Statutory Protection from that Order although in the absence of readily available records we must assume they do.
- The bay tree was not closely inspected, being located to the rear of the property and within the secure rear garden of the premises. It appears to be of low-negligible public amenity value. All cypress have previously been the subject of height reduction pruning (for which we have no record of past application) to curtail their growth.
- They grow along the boundary in close formation and have high growth potential. Although of useful screening value, they have not been successfully maintained as a low formal hedge and exhibit poor form. They exert considerable influence over both properties by way of shading and accumulating debris.

Conclusions:

- These trees are of low public amenity value and any benefits provided to the wider community are outweighed by the nuisance exerted on neighbouring property and long-term maintenance commitment required to keep them in an appropriate state.
- There will be no significant loss of public amenity on completion of the proposed works.

Recommendations:

- I recommend **CONSENT** for this application.

Mark Warwick
Tree Officer / Parks and Greenspace Team