

Recommendation Report for Works to Tree(s) on trees subject to a Tree Preservation Order (**REF NO:** BR/257/14/T**LOCATION:** 106 Chichester Road
Bognor Regis**PROPOSAL:** Prune back crown to 1 No. Common Beech tree T3 to give 2m clearance to property on north-east side, remove stem on north-east side of 1 No. Walnut Tree T4 by no more than 5m.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	The Beech tree and Walnut tree the subject of this application.
BOUNDARY TREATMENT	The site is surrounded by a mixture of brick walling, close boarded fencing approximately 2m in height supplemented by soft landscaping.
SITE CHARACTERISTICS	Two storey semi-detached property with pitched roof and rendered walls.
CHARACTER OF LOCALITY	Main road. The application site is on a corner location with Chichester Road/Orchard Way. The surrounding area is predominantly residential with a mixture of dwellings.

RELEVANT SITE HISTORY

BR/326/01/T	Fell 2 Chestnut trees, reduce by 50% 1 Chestnut tree and reduce by 50% 1 Walnut tree.	Refused 12-12-2001
BR/114/02/T	25% reduction of limbs of 1 walnut tree and one beech tree.	ApproveConditionally 24-06-2002
BR/418/05/T	Fell 3 No. Chestnut trees and reduce 1no.Walnut tree by 50% in height and width	Refused 02-03-2006
BR/72/09/T	Fell 2 Beech trees and reduce 1 Beech and 1 Walnut tree by 30% in height and spread.	Refused 12-06-2009

BR/273/09/T	Remove & grind stump of 2 no. Common Beech trees & reduce crown by no more than 15% of 1 no. Common Beech tree. Reduce crown by 2m & remove lower epicormic growth to 1 no. Walnut tree	Refused 23-12-2009
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REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection subject to the approval of the ADC Arboriculturist. It is recommended, if approved, that no work should be carried out if any birds or bats are nesting.

1 Letter of Objection

I object to the removal of another beech tree. We should preserve as many trees as possible and especially when they are subject to a Tree Preservation Order. I would agree that the trees on the northern boundary with Orchard Court require some pruning.

Comments on Representations received:

Parish Council comments noted

See Tree Officer's recommendation. If approved, an informative will be imposed regarding birds and bats.

Objection comments noted

The trees are an important feature in the street scene and the application seeks to prune the Beech tree away from the neighbouring property and not felling. Surgery is also required to the Walnut tree.

CONSULTATIONS

Arboriculturist

Consultations responses received:

Tree Officer

T3 Species: Common Beech *Fagus sylvatica* Height: 15 meters Average Crown Spread: 4 meters Crown Condition: fair Form: fair to good Age Class: maturing

T4 Species: Walnut *Juglans* spp Height: 15 meters Average Crown Spread: 5 meters Crown Condition: fair Form: fair Age Class: early mature

These outlined trees are located in along the boundaries the rear garden of the dwelling 106 Chichester road. The trees are visible both Chichester Road and 65 Orchard way.

These trees are an important feature in the landscape, and the loss of this feature would be missed.

The application has requested to prune back the north side of T3 away from the of the neighbour's property by 2 meters. The applicant has also requested to reduce the north-east stem to a previous point (by 4 meters).

From the site visual inspection, it is apparent that T3 is beginning to effect the neighbouring northerly dwelling as lateral extensional growth has grown to a close proximity. This growth is of

a small diameter, which would indicate that this is re-growth after a previous pruning operation to alleviate the highlighted problem. The proposed operation of a clearance of two meters off the building of the outlined beech tree would alleviate this issue.

It is also apparent from the site inspection that T4 has extensional growth that is growing out of the North/eastern stem. This stem, as highlighted in the submitted report has the presence of the pathogen *Inonotus hispidus* just below a previous pruning point. As a white rot fungus, *Inonotus hispidus* is a concern because it can cause brittle fractures to occur in the areas of decay. The application has requested the extensional growth from this historical pruning point is reduced back. This measure will reduce the stress acting upon this union and therefore the risk of failure occurring in the outlined area of decay.

It would be my recommendation that the remedial pruning operation of instigating no more than an 2 meter buffer on T3 for the neighbours property should be allowed to take place, as it is unlikely to have a lasting detrimental effect on the trees health and/or vitality. This operation is likely to alleviate any potential conflict experienced between this tree and the neighbours dwelling.

It would also be my recommendation that the proposed pruning operation of reducing the north-eastern stem of T4 by no more than 5 meters to the previous pruning point, should also be allowed to take place. This operation will reduce the chance of a brittle fracture occurring in the pocket of decay located below the outlined pruning point.

Crown Reduction

All side branches to be retained should be at least 1/3rd in diameter of the removed branch. Pruning cuts must be flat and smooth, kept as small as possible by cutting at an optimum angle and should not exceed 100mm in diameter.

Comments on Consultation responses:

Tree Officer comments noted

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Tree Preservation Order
Class A Road
PD Restriction
No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

The above policies are general and, other than online Planning Policy Guidance under references ID 36-090-20140306 and ID 36-091-20140306, are not specific to trees.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 198 of the Town and Country Planning Act 1990 states:

"If it appears to a Local Planning authority that it is expedient in the interest of amenity to make provision for the preservation of trees.... they may for that purpose make an order"

The works to the trees are to be judged having regard to amenity.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The trees are located within the rear garden of No 106 Chichester Road which occupies a prominent position on the corner of Orchard Way and Chichester Road. The trees are visible within the street scene and of public visual amenity value.

The application seeks to prune back crown of the Beech tree on the north side to give a 2m clearance to the neighbouring property. The stem on the north east side of the Walnut tree is to be removed.

The Tree Officer has recommended that the pruning operation of the Beech tree by no more than 2m from the neighbours property should be allowed to take place and the reduction of the north eastern stem by no more than 5m to the previous pruning point of the Walnut tree should be allowed.

It is therefore recommended to approve the application, subject to conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The works hereby approved shall involve:

T3 - Common Beech

Prune back crown to give a maximum clearance of 2m to neighbouring property on north east side.

T4 - Walnut

Remove stem on north east side by no more than 5m to the previous pruning point.

All works shall be carried out in accordance with BS3998:2010 Recommendations for Tree Work.

Crown Reduction

All side branches to be retained should be at least 1/3rd in diameter of the removed branch. Pruning cuts must be flat and smooth, kept as small as possible by cutting at an optimum angle and should not exceed 100mm in diameter.

Reason: In the interests of the trees continued health and vitality and visual amenity.

- 2 The work hereby approved shall be undertaken under the supervision of the Local Planning Authority who shall be notified in writing, not less than 7 days before the work commences.

Reason: In order to ensure a satisfactory standard of tree surgery in the interests of amenity.

- 3 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage in the interests of the visual amenities of the locality.

- 4 **INFORMATIVE:** The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

- 5 **INFORMATIVE:** This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.