

**TREE WORKS CONSENT REPORT****REF NO:** BR/273/09/T**LOCATION:** 106 Chichester Road  
Bognor Regis**PROPOSAL:** 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**SITE AND SURROUNDINGS**

|                             |                                                                                                               |
|-----------------------------|---------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | As above                                                                                                      |
| SITE AREA                   | N/A                                                                                                           |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                           |
| TOPOGRAPHY                  | Predominantly flat                                                                                            |
| TREES                       | 3 no. Beech trees and 1 no. Walnut tree.                                                                      |
| BOUNDARY TREATMENT          | The site is surrounded with a mixture of brick walling and close boarded fencing approximately 2 metres high. |
| SITE CHARACTERISTICS        | The site is a two storey white rendered semi-detached building with a pitched roof.                           |
| CHARACTER OF LOCALITY       | The site is located on a busy road, predominantly residential but with a small number of commercial premises. |

**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<br>12-12-2001      |
| BR/114/02/T | 25% reduction of limbs of 1 walnut tree and one beech tree.                           | Approve Cond<br>24-06-2002 |
| BR/418/05/T | Fell 3 No. Chestnut trees and reduce 1no.Walnut tree by 50% in height and width       | Refused<br>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<br>12-06-2009      |

**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.

**Comments on Representations received:**

Noted

**CONSULTATIONS**

Horticulturist

**Consultations responses received:**

District Arboriculturist:

I have visited the property on several occasions, the most recent being 1st December. The trees are situated in the north and west boundaries of the site. The trees are of high amenity value and a TPO was placed on them some years ago.

A survey of the trees was initiated by the owner, and forms the basis of the schedule of work. All the trees on the list are affected in some way, and the identity of the work proposed is as follows:

T1 Beech tree diseased and dying. The tree has now been felled on a 5 day notice to fell. The tree was dead.

T2 Beech tree. Reduce the crown by no more than 15% to reduce the incidence of wind throw.

T3 Beech tree. Fell as it has fungal growths at its base.

T4 Walnut tree. Reduce canopy from the neighbour's house by 2 metres and remove epicormic growth from the lower part of the tree.

**Recommendations:**

T1 has been felled as it was diseased and had a large amount of dead wood.

T2 Agree with a 15% reduction

T3 Only a very small area of fungal infection was found at the base of the tree. I recommend refusal as there is no compelling evidence that the tree is in decline, and may well survive for 30 -50 years.

T4 Agree the pruning back of the Walnut from the adjoining property, but see no reason to remove the epicormic growth from the main trunk. Work on this tree must only be done between late May and early September. Walnuts bleed if work is done outside this time window.

There is a lot of rubbish, debris and shed structures which aren't helping the future wellbeing of these trees, and could be a contributing factor in the early demise of T1.

**Comments on Consultation responses:**

Comments noted

**POLICY CONTEXT**

Designation applicable to site:

Within the Built Up Area

Tree Preservation Order

**DEVELOPMENT PLAN POLICIES**

South East Plan:

Arun District Local Plan:

[GEN2](#)  
[GEN7](#)  
[GEN28](#)

Built-up Area Boundary  
The Form of New Development  
Trees and Woodlands

**PLANNING POLICY GUIDANCE**

PPS1

Delivering Sustainable Development

**SUPPLEMENTARY POLICY GUIDANCE**

XXX1

Circular 36/78

XXX2

DETR TPO's A guide to Law and Good Practice

**POLICY COMMENTARY**

The above policies are general and, other than Circular 36/78 and DETR TPOs, 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**

This application seeks to fell one no. Beech tree (a second Beech tree has already been felled under a five day notice, and it was agreed that the tree was dead and diseased). The application also seeks to reduce a third Beech tree and a Walnut tree by 15%.

The trees are located within the garden of 106 Chichester Road, which occupies a prominent position on the corner of Orchard Way and Chichester Road. The trees are mature, and of such a size that they form a prominent feature in the street scene. As such the trees are deemed to be of significant amenity value.

The District Arboriculturist has been consulted and has advised that whilst he would raise no objection to the proposed 15% reduction of the Beech and Walnut trees, the amount of disease on the other Beech tree is not significant enough to render the tree dead or dangerous, and as such there is no reason to fell the tree, which could live for a further 30 -50 years.

As mentioned previously, the size and location of the Beech tree is such that it is considered to be of high amenity value, and its loss would have a significant impact on the street scene. It is therefore recommended that the application be refused, for the following reason:

**RECOMMENDATION**

**REFUSE**

- 1 The beech tree subject to removal makes a significant contribution to the character of the area and its felling would detract from the amenities of the locality in conflict with policy GEN7 of the Arun District Local Plan.