

Planning Officer: Miss Z Toppin

Planning Application Ref: BR/273/20/T

Location: 106 Chichester Road, Bognor Regis, PO21 6AA

Description of works: Reduce lateral limbs to stop encroachment on to neighbour's property of 1no. beech tree (T1) finished spread of 6m. Reduce lateral limbs to stop encroachment on property of 1no. beech tree (T2) finished spread of 7m

Reasons given: To reduce encroachment over and towards adjacent buildings

Comments on Application:

T1 Beech / <i>Fagus sylvatica</i>	Height: 15-20m	Average spread: 0-5m	Age class: Mature
T2 Beech / <i>Fagus sylvatica</i>	Height: 15-20m	Average spread: 0-5m	Age class: Mature

- Outwardly and from a distance (restricted view) both trees appear to be in a fine physiological state. Two beech trees providing mutual support and sharing an attractive profile. T1 is subordinate to its companion and with asymmetric form. Together they are a landmark feature, growing from within raised garden alongside a busy public highway junction. As such, they have high amenity value.
- Given the proximity of such large trees to adjacent buildings a degree of overhang is inevitable and to be tolerated if they are to remain visually impressive. Crown reduction pruning whether wholly or partial must be minimal if at all and then only to the extent that enough clearance of structures exists to prevent damage.
- T1 grows towards neighbouring property although satisfactory clearance (>2metres) of building exists. Historic branch removal/reduction pruning on north aspect has eliminated what may have been problematic low-level overhang and for the long-term.
- T2 affects the applicant's dwelling. Light branches extend east from the tree and to within 1metre of the west flank wall.

Conclusion:

- These trees are a significant feature in the local landscape and appear to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in excessive reduction of their landscape impact and undue detriment to the visual amenities of the locality.

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** (such as described below) as part of the current application so as not to incur further delay. Such work would go some way to addressing their concerns (T2) whilst preventing a diminution of both trees landscape and public amenity value:

T2 Beech

- Reduce radial spread on east aspect of T2 to achieve maximum of 2metres building clearance (106 Chichester Road) and by creating pruning wounds less than 50mm diameter.

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- If the applicant is prepared to revise their application in line with this advice, then I would be able to recommend **APPROVAL** subject to a 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 interest of the tree's 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

