

Planning Officer: Lynnyrd Wolfe

Planning Application Ref: BR/45/20/T

Location: Orchard Court, 1-4 Orchard Way, Bognor Regis, PO22 9LP

Description of works: Reduction to limbs by up to 1m to 1no. beech Tree (T1) and 1.5m to 1no. walnut tree (T2) over Orchard Court from 106 Chichester Road

Reasons given: None provided

Comments on Application:

T1 Beech / <i>Fagus sylvatica</i>	Height: 15-20m	Average spread: 0-5m	Age class: Mature
T2 Walnut / <i>Juglans regia</i>	Height: 10-15m	Average spread: 0-5m	Age class: Mature

- **T1** - Outwardly and from a distance (restricted view) appears to be in a fine physiological state. One of two beech trees providing mutual support and sharing an attractive profile. 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.
- The work proposal does not explicitly describe which limbs are to be reduced. Nor are there any reasons given for the work. Although it can be assumed that greater clearance of the building to the north is being sought, the specification as it stands is open to interpretation and to grant consent would in theory permit all branches extending over into Orchard Court to be reduced by 1metre.
- Building clearance is adequate at present, but some reduction of lateral spread to improve conditions for residents in Orchard Court is entirely reasonable and can be achieved without undue detriment to the visual amenity provided by the tree.
- **T2** - Outwardly and from a distance (restricted view) appears to be in a fair physiological state. Slightly asymmetric from and with a relatively unmodified upper crown. Truncated limb on south aspect giving rise to the bulk of boundary/building overhang.
- Similar issues to T1 in respect of work description. Will need to be revised to achieve likely best outcomes.
- Discreetly located between neighbouring dwellings and partly obscured from public view by T1 and its companion.

Conclusions:

- The likely intent behind the work proposal is reasonable but the specification needs to be amended to ensure that whoever is appointed to undertake the consented work is in no doubt as to what has been approved, to ensure no loss of public amenity on completion.

Recommendations:

- As it stands, I recommend **REFUSAL** for this application.

Advisory:

- I would like to see the applicant submit a revised work specification such as detailed below, which would seem to address their concerns whilst preventing a diminution of the trees landscape and public amenity value:

T1 Beech

- Reduce back lateral extent of crown on north aspect only, pruning selected branches and restricting wound size to max.75mm diameter and to leave a minimum of 5m radial crown spread.

T2 Walnut

- Reduce back branches as necessary to achieve a maximum clearance of 2metres from adjacent building/roof (Orchard Court).

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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 and further advisory comment:

Condition to Be Applied to All Approved Works: -

- 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
- 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

Advisory:

- We are obliged to advise that where trees are situated on land not owned by the applicant the granting of consent by this authority does not by association give permission to undertake such works that require access onto/from that land. Nor does it permit any work to take place beyond the boundary of the applicant's property. Additional permission must first be obtained from the land/tree owner.

Mark Warwick
Tree Officer / Parks and Greenspace Team

Figure 2 Positions of final cuts

