

Planning Officer: Charlotte Easton

Planning Application Ref: EP/2/19/T

Location: 'Scorton' 9 Lime Tree Close, East Preston, BN16 1JA

Description of works: Crown lift 3m all aspects, crown lift 6m on east aspect & back to boundary fence, selective & careful reduction of branches above 6m on east aspect by no more than 1m to 1 No. silver maple tree

Reasons given: 1. Seasonal nuisance 2. Excessive influence over property

Comments on Application:

Field maple / *Acer campestre* Approx. height: 14m Average spread: 5m Age class: Mature

- This tree appears to be outwardly healthy and stable with a relatively unmodified and attractive crown profile – a fine example of its type. It grows from a discreet strip of neglected land which abuts a shared garage compound and most notably overhangs the applicant's property. It is prominent when viewed from the public highway (footway and carriageway) and can be seen from numerous residential dwellings. As such, it has high public amenity value.
- The tree was unfortunately misidentified during the making of Tree Preservation Order (TPO/EP/4/74) although not so dissimilar as to raise doubt over it being the intended subject. This is reinforced by the original map associated with the Order and ground observations from site.
- It is understood that all pruning on the east aspect above and following the stipulated 6metre height of crown lifting would be restricted to the reduction of lateral branches where required, by no more than 1m so as to 'blend in' with the upper crown profile of the tree. Under no circumstances should the top-height of the tree be altered.

Conclusions:

- This tree requires careful management that respects its age and vulnerability to environmental changes and disease progression.
- The proposal to carefully remove/reduce selected branches on a specific aspect to preserve reasonable levels of use/enjoyment of garden space is justified. If undertaken by a competent arborist and correctly within the limitations of the conditions attached to any consent then such work should not incur an undue loss of visual amenity.
- The work proposed is justified on arboricultural grounds as it seeks to strike a balance between the tree's influence and potential impact on surrounding residential property and the need to retain trees with dignity by having respect for natural tree form.

Recommendations:

- I recommend **CONSENT** for this application, subject to the following conditions:

Conditions To Be Applied to Approved Work: -

- 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.
- The long-term vitality of this tree is best respected when significant pruning work such as proposed, is undertaken during either the summer (June to August) or mid-winter (mid-December to mid-February) periods. The work proposed must only be undertaken during these periods.

Advisory:

- The applicant is aware of 3rd party ownership of this tree, nevertheless we are obliged to advise that any consent granted by the Local Planning Authority does not by association provide authority to undertake the proposed work where it involves operating from or cutting back branches to beyond their boundary without first seeking permission from the tree owner.

Mark Warwick

Tree Officer / Parks and Greenspace Team

Figure 2 Positions of final cuts

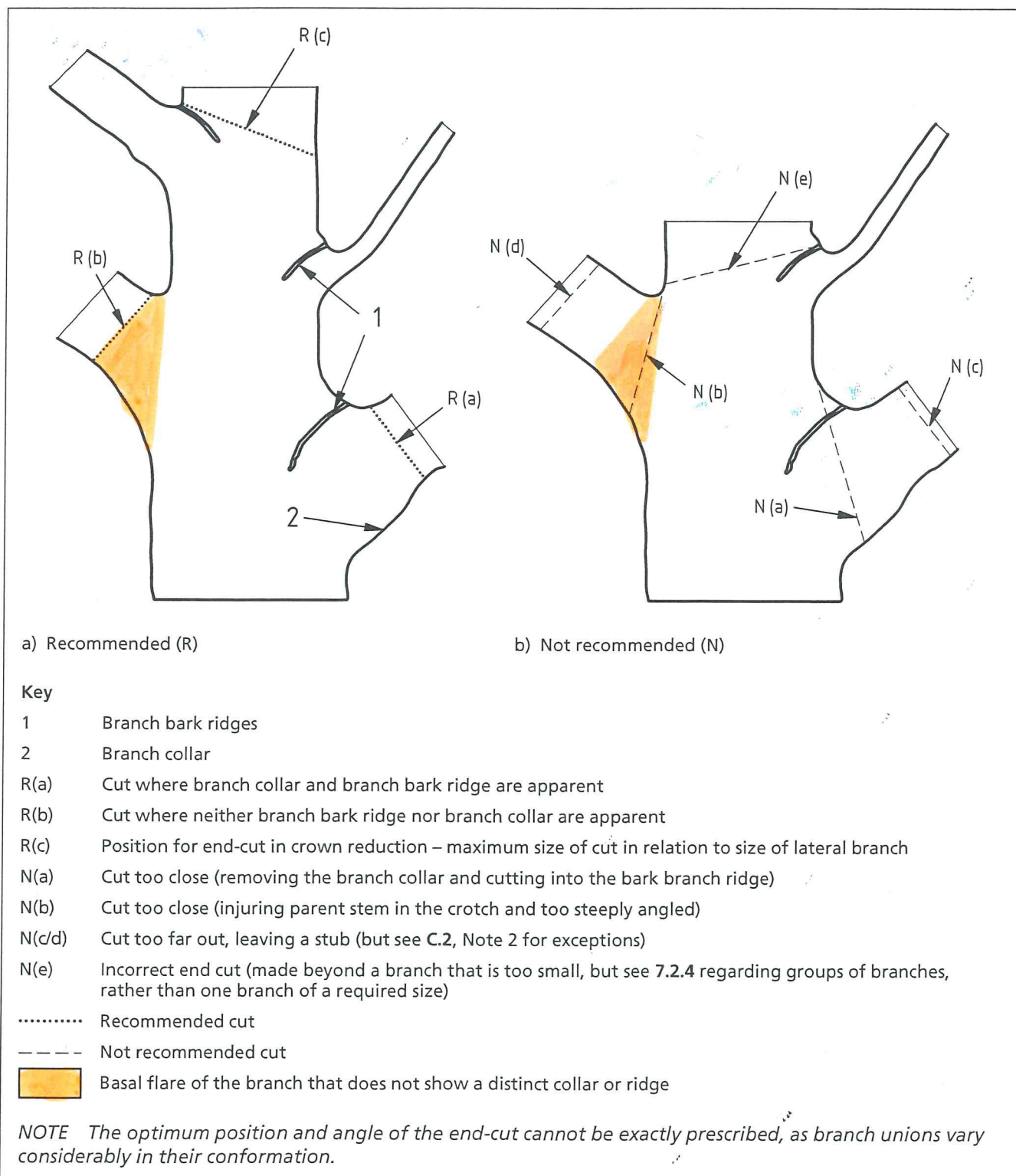


Figure 3 Crown lifting

