

Planning Officer: Mr F Gardner

Planning Application Ref: FP/111/19/T

Location: 7 Leinster Gardens, Bognor Regis, PO22 7RE

Description of works: Crown reduction of 2-3m and crown lift of 4m to 2no. horse chestnut trees. Crown reduction of 2-3m and crown lift of 2-4m to 1no. sycamore tree

Reasons Given: None provided

Comments on Application:

T1 Horse chestnut / <i>Aesculus hippocastanum</i>	Approx. height: 16m	Average spread: 6m	Age class: Mature
T2 Sycamore / <i>Acer pseudoplatanus</i>	Approx. height: 15m	Average spread: 6m	Age class: Mature
T3 Horse chestnut / <i>Aesculus hippocastanum</i>	Approx. height: 14m	Average spread: 3m	Age class: Early mature

- T1 – Outwardly appears to be in a fair physiological state with a relatively unmodified and attractive upper crown profile. It is visible from surrounding properties and its upper parts from public highway (footway and carriageway).
- T2 – Outwardly appears to be in a fine physiological state with a relatively unmodified and attractive crown profile. It is visible from surrounding properties and its upper parts from public highway (footway and carriageway).
- T3 – In poor physiological condition and probably in terminal decline. Displaying symptoms indicative of infection by horse chestnut bleeding canker. High deadwood content, large areas of bark death/detachment and cracking. Poor shoot extension and negligible secondary growth response to demise of primary branches. Visible from adjacent properties but only with difficulty from public highway.

Conclusions:

- T1 and T2 – There is no obvious justification for the crown reduction element so I cannot recommend approval, although the crown lifting element is acceptable. In any event, the proposal to reduce both the height and lateral spread on all aspects (the correct interpretation of *crown reduction*) by 2-3m respectively does not comply with 'British Standard (BS3998:2010) Tree work – Recommendations' and would be likely to result in harm to the health and vitality of the trees with large pruning wounds being formed as well as undermining their visual amenity value and impact in the landscape.
- T3 – Any significant removal of live growth, as proposed, would likely serve only to accelerate the demise of this tree. It is of such poor condition and prospects that there are really only two realistic options at this time. 1. Remove dead branches for the safety of landowners, progressing with this operation until such time as the tree is dead and requires felling to a safe height. 2. Submit a new application for the felling of the tree to ground level. A replacement tree would need to be planted as a condition for granting consent for the removal of this diseased tree.
- The removal of dead branches is an exception and does not require permission.

Recommendations:

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

Advisory:

- Were the applicant to submit a separate and new application for the felling of T3 horse chestnut to ground level for the reason of its poor condition (tree is diseased and appears to be in terminal decline); I would be able to recommend approval for such a proposal.

- I would like to see the applicant agree to a revised work specification for this current application (FP/111/19/T) such as detailed below, which would meet some of their aims for T1 and T2 whilst preventing a diminution of the tree's landscape and public amenity value:

- T1 and T2 Crown lift to provide a maximum of 4metres overhead clearance on all aspects.

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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 conditions being applied:

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.

Mark Warwick
Tree Officer / Parks and Greenspace Team

Figure 2 Positions of final cuts

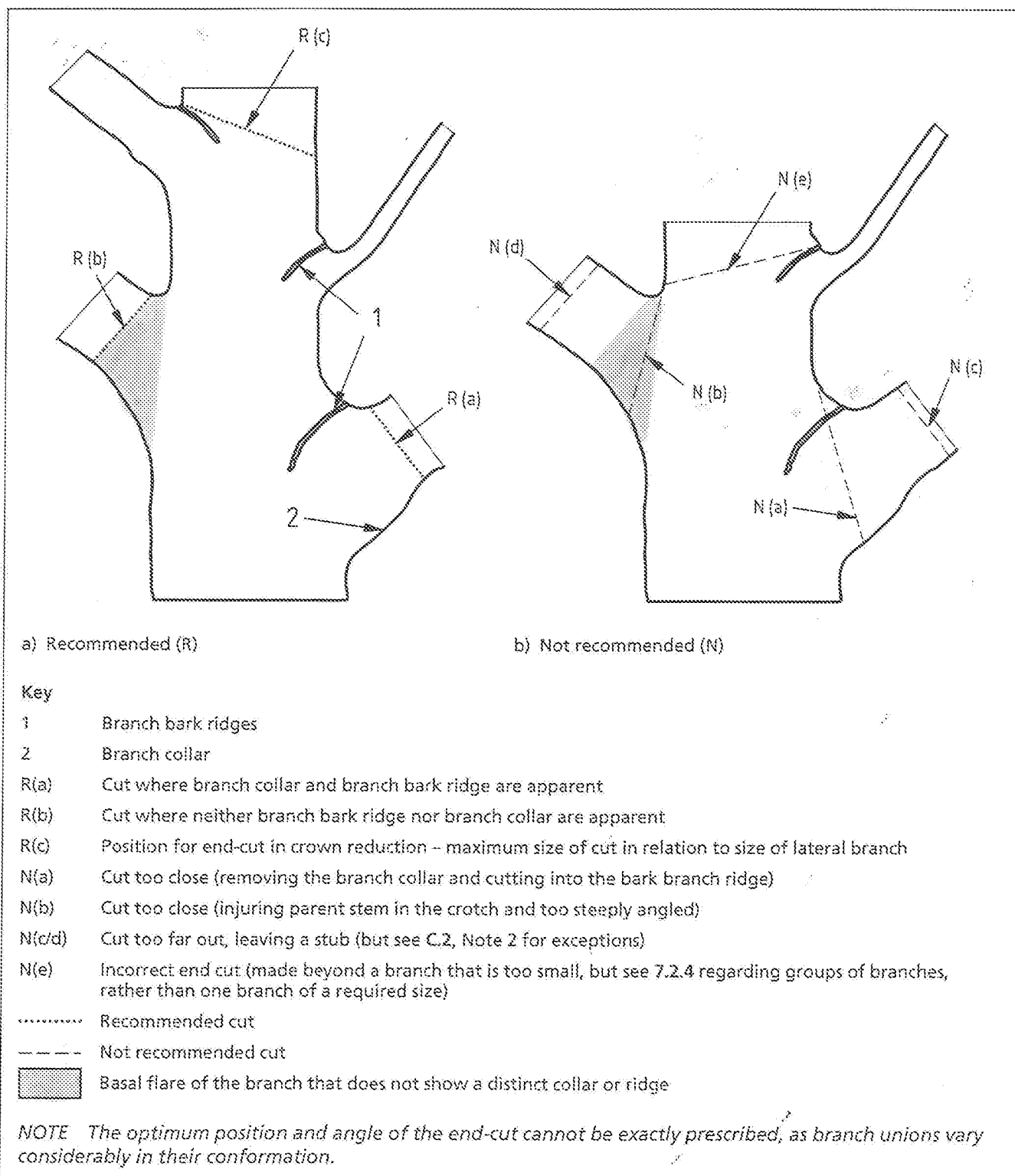


Figure 3 Crown lifting

