

Planning Officer: Lynnyrd Wolfe

Planning Application Ref: FP/16/20/T

Location: 16 Coniston Close, Felpham, PO22 8ND

Description of works: Reduce crown of 4No. European beech trees to height 12-15m and spread 4m

Reasons given: 1. Branches in contact with house and garage 2. Falling branches and leaves

Comments on Application:

4x Beech / <i>Fagus sylvatica</i>	Height: 15-20m	Average radial spread: 0-5m	Age class: Mature
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- Outwardly and from a distance this group of trees appear to be in a fine physiological state. They share a visually attractive crown profile which can be seen from surrounding properties and to traffic accessing/exiting this part of the estate – as such, they have amenity value.
- It follows that these trees share a root system and rely heavily on each other for support. The more recent development to the north (Wood Hill Way) has intruded heavily over the anticipated rooting zone but without any obvious long-term negative effect. It was inevitable with residential development occurring so close to these trees, that a high degree of seasonal nuisance would occur for those occupying 44 Wood Hill Way.
- Light branches are in proximity to built structures and boundary overhang in general creates an oppressive feel. There is an established and important 'green wall' of trees within the gardens of nearby properties and on open space, which are an impressive landscape feature for both old and new estates; of which this tree group are an important constituent.
- The removal of dead branches is an exception and does not require permission.

Conclusions:

- While it may not be reasonable to allow these trees to achieve their full growth potential and a degree of 'containment pruning' is therefore appropriate; they are trees of public amenity value that can be satisfactorily managed in balance with residential property, without recourse to such extensive crown reduction work at this time.
- The 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.

Advisory:

- I would like to see the applicant submit a revised work specification such as detailed below, which would address much of their concerns whilst preventing a diminution of the tree's landscape and public amenity value:
 - Crown lift (removal/reduction of low branches) to achieve a maximum of 6metres overhead clearance above property 44 Wood Hill Way.
 - Reduce/remove branches as necessary to achieve a maximum of 2metres clearance from house and garage structures.

- 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:

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 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 3 Crown lifting

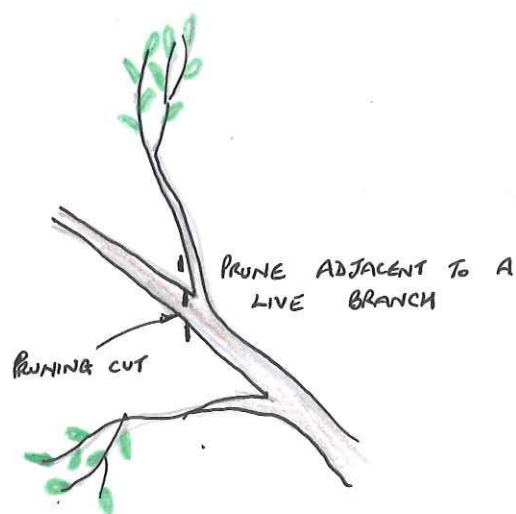
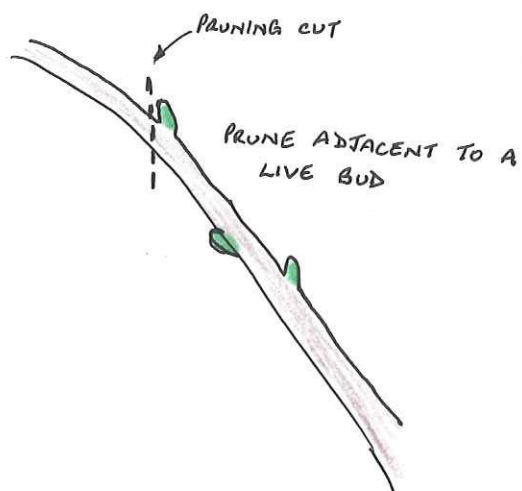
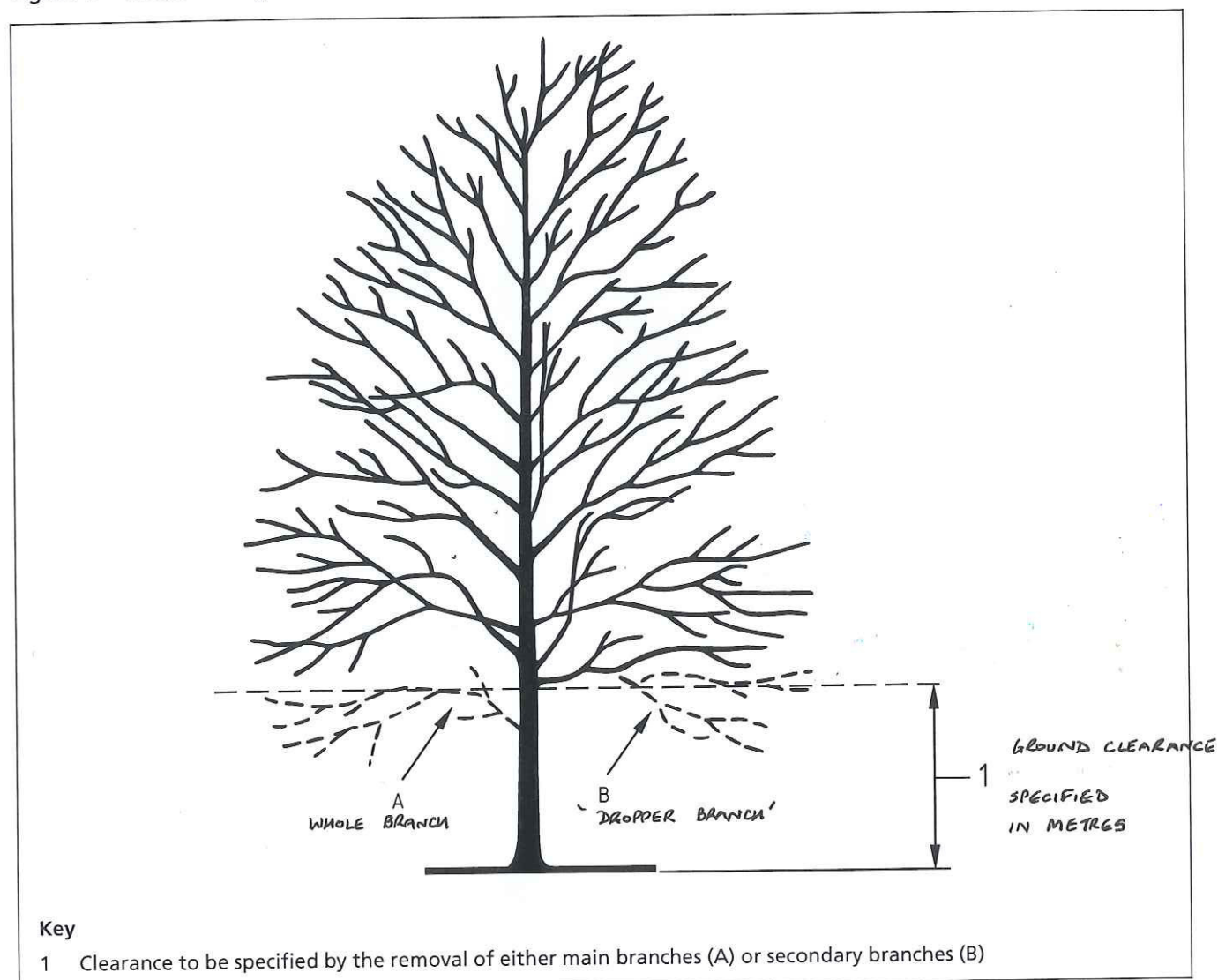


Figure 2 Positions of final cuts

