

Planning Officer: Miss Z Toppin

Planning Application Ref: FP/208/20/T

Location: 8 Ceres Place, Felpham, PO22 7RG

Description of works: Removal of roots beneath patio area of 1no. sycamore tree (T1)

Reason given: Direct damage to brick patio by tree root(s)

Comments on Application:

Sycamore / *Acer pseudoplatanus* Approx. height: 18m Average spread: 5m Age class: Early mature

- This tree appears to be outwardly healthy and stable with a relatively unmodified and attractive crown profile arising from co-dominant stems.
- It is visible from surrounding properties and in part to users of the public highway (footway and carriageway); a minor yet important constituent of an established line of mature trees which help define the character of the area and collectively represent a significant public amenity.
- A report from a Chartered Surveyor describes damage as limited to the brick patio and an Arborist has investigated/identified a problem root from the sycamore. A subsequent excavation has been opened adjacent the leading edge (nearest the tree) of the brick patio, exposing several roots of 50-75mm diameter (see Fig.2.). Although not positively identified, it seems likely that they emanate from T1 and clearly a contributing factor in the damage event.



Figures 1 & 2 - Excavation revealing root material to be pruned out to facilitate repair of damaged patio. Photo taken: 08-Dec-2020.

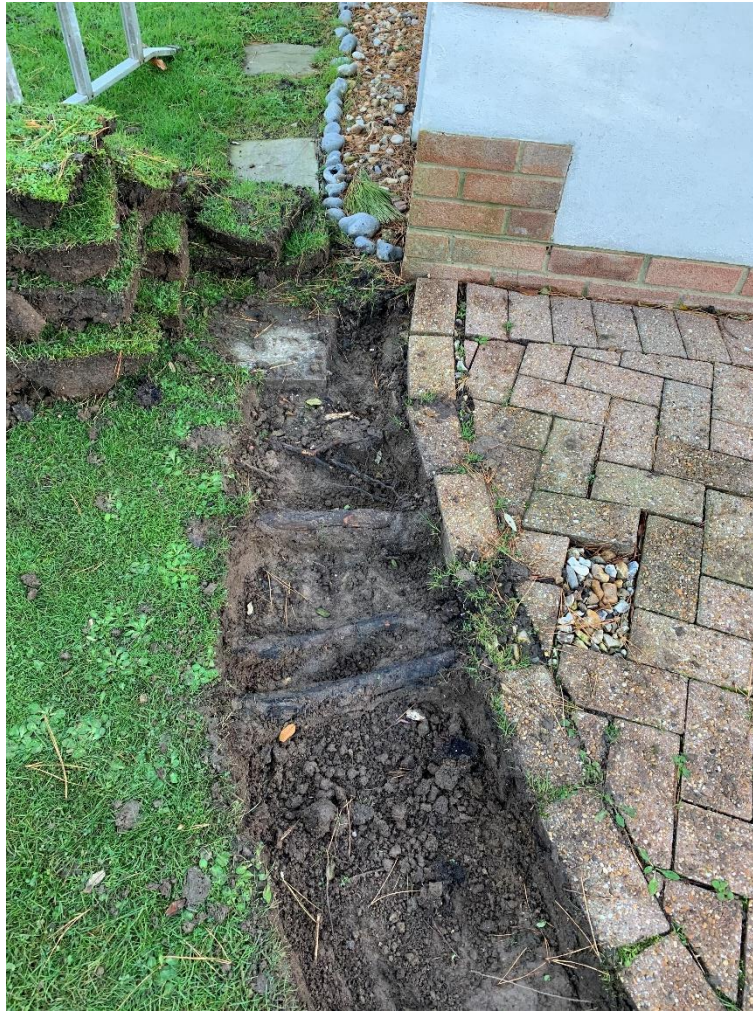


Figure 2

Conclusions:

- The applicant has implicated this tree in damage to the brick patio, which is severely disrupted at its leading edge but otherwise appearing to be in a good state.
- The condition of brick patio can be restored to original condition for the long-term and without undue harm to the ongoing vitality of T1; by carefully pruning out the roots exposed in the above excavation.

Recommendation:

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

Condition to Be Applied to Approved Work: -

- Where roots are to be shortened back the final cuts are to be made at the correct angle, creating the smallest size of wound achievable and adjacent to a live lateral branch wherever possible.

Reasons: In the interests of the tree's continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

Informative:

- 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 (late-December to early-February) periods. The work should only be undertaken during these periods.

Mark Warwick
Tree Officer / Parks and Greenspace Team