

Planning Officer: Amber Willard

Planning Application Ref: R/14/18/T

Location: Land R/O 12 Bushby Avenue, Rustington

Description of works: Raise crown of 1No. Evergreen to 5.5m - 6m over carriageway

Reasons Given: Potential nuisance to persons or property

Comments on Application:

Himalayan cedar *Cedrus deodara* Height: Approx. 12m Average spread: 6.m Age: Early-mature

- This tree has prominence; providing a notable ornamental backdrop to persons/vehicles entering Waverley Road. From that aspect it has good form.
- My assessment of its condition was restricted to viewing from Waverley Road and partially restricted by a high boundary fence - so I cannot comprehensively determine its structural state. It has a minimum of three major stems arising from near ground level (<2m ht.).
- From a southern aspect it appears to be in a fine physiological state and generally structurally sound. It has an attractive crown profile typical of its type, although ivy has become established and may inhibit satisfactory future branch development.
- The adjacent small tree (described as bush (B1)) is bay laurel and not included in any Order, so no formal consent from the local planning authority is required before undertaking any work.

Conclusions:

- The work proposed is justified as low growth is at a height that may interfere with the passage of high-sided vehicles.
- While erring on the excessive side, if this work is undertaken to a high standard and in strict accordance with the recommended conditions it will not incur a sustained loss of amenity value to the surrounding area.

Advisory:

- The removal of low branches to achieve 5m overhead clearance will be adequate to maintain safe passage for high-sided vehicles and is unlikely to need repeating in the short-term.
- Responsibility for resolving issues of low encroachment over the public highway from privately-owned vegetation rests initially with the tree owner. The local highway authority (West Sussex County Council) may intervene where it considers the encroachment to be a hazard to highway users and seek to recover all reasonable costs incurred; but not before the tree owner has been invited to resolve the matter in reasonable time and then only in the event that they are unable or unwilling to do so.
- Any person or public/private contractor seeking to work from or over the public highway should contact the local highway authority (email: street.works@westsussex.gov.uk) as they may need to obtain a 'permit to work on the highway'.
- Any work that requires access from adjoining land or seeks to extend beyond the curtilage of property from which the tree grows; must first obtain permission from the land/tree owner.
- The granting of consent by the local planning authority does not permit work to be undertaken in the absence of such necessary permissions, as described above.

Recommendations:

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

Conditions To Be Applied to All Approved Works: -

- The extent of overhead clearance achieved following branch reduction/removal must not exceed 5.5metres.
- 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.

Mark Warwick

Tree Officer / Parks and Greenspace Team