

Case Officer: Harry Chalk
Reference: R/98/22/T
Location: 3 Mill Lane, Rustington, BN16 3ED
Proposal: Fell 1no. *macrocarpa* tree
Reason given: Alleged damage to property (structural)

Comments on Application:

Monterey cypress/*Cupressus macrocarpa* Height: >20m, Radial spread: 5-10m, Age class: Late-mature

Outwardly and from roadside aspects this tree appears to be in a fine physiological state and assumed to be so in the absence of any evidence provided to the contrary. It is a fine example of its type and age, prominent in the landscape and therefore of high amenity value.

The tree (T1) was made subject of an Order (TPO/R/3/07) in 2007. The area west has been re-developed from that time. The most notable impact is likely to have been from extension/conversion at the north elevation to boundary with adjacent property (The Limes), reportedly 1999.

The applicant has employed J|A|B Structures (Structural Engineers) to undertake a visual inspection of accessible and affected parts of the property and submit a report of their findings. Whilst limited in scope it does advance our understanding of this important tree's relationship with nearby built structures.

Conclusions:

On balance of probability, the Cypress tree is implicated in damage events occurring at the front of the property (annexe) and is within influencing distance of ground conditions to the rear of same.

The applicant has not submitted sufficient technical evidence or any expert arboricultural advice in support of the proposal.

The following important information is absent but necessary before removal of such a high value tree can be considered further:

- Drain survey
- Full structural engineer report (incl. trial pit/borehole, soil profile/tree root analysis, crack and level monitoring over time - seasonal influence, foundation depth and type)
- Report from arboricultural consultant in possession of all above technical data and providing a detailed consideration of any remedial options to secure integrity of built structures and safe, healthy retention of tree.

The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The work proposed would result in undue detrimental impact on the local landscape and corresponding loss of visual amenity.

Recommendation:

I recommend **REFUSAL** for this application.

Advisory:

Once in possession of the further technical evidence required, the applicant is invited to promptly submit a new application for any tree work recommended within the accompanying report(s); so that the local planning authority can properly consider that information and provide a timely and appropriate response.

Mark Warwick
Tree Officer
Neighbourhood Services