

**Planning Officer:** Lynnyrd Wolfe

**Planning Application Ref:** WA/77/19/T

**Location:** Walberton Place, Yapton Lane, Walberton, BN18 0AS

**Description of works:** Crown lift by 5m to 1no. mature oak tree. Crown lift and partial crown reduction by 1m and reduce south limb by 1m to 1no. mature oak tree

**Reasons Given:** To improve clearance of roadway and building

**Comments on Application:**

|                                                  |                |                |                   |
|--------------------------------------------------|----------------|----------------|-------------------|
| <b>T1 Pedunculate oak / <i>Quercus robur</i></b> | Height: 20-25m | Spread: 10-15m | Age class: Mature |
| <b>T2 Pedunculate oak / <i>Quercus robur</i></b> | Height: 20-25m | Spread: 5-10m  | Age class: Mature |

- Both trees appear to be outwardly healthy and stable with a relatively unmodified and attractive crown profile.
- They grow at the front of the property and are prominent to residents and those visiting the premises. T1 now stands in splendid isolation, a fine example of its type and so far, shows no ill-effect from the recent development on all aspects.
- The work proposal is open to interpretation and the applicant has sought on-site discussion to determine the precise extent of acceptable pruning to meet their objective(s). This was undertaken on 15<sup>th</sup> October 2019 and informs the conclusions/recommendations below.
- At present there is neither direct interference with built structures or obstruction of the carriageway. That said, it is reasonable to seek adequate long-term clearance at this time.

**Conclusions:**

- These trees require careful management that respect their age and vulnerability to environmental changes and disease progression.
- They are a significant feature in the local landscape and appear to be in adequately sound and healthy condition. Some of the tree pruning operations proposed in the application would result in reduction of the trees' landscape impact and undue detriment to the visual amenities of the locality. Other operations are open to interpretation and require clarification.

**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 seem to address their concerns whilst preventing a diminution of the trees' landscape and public amenity value:

T1 – Crown lift to provide a maximum of 5.5m overhead clearance above road surface and to no more than 1m beyond roadside edge.

T2 – Remove lowest branch growing south from approximately 5metres height on main stem.

- Reduce back/remove branches as necessary to achieve no more than 3metres clearance of building.

- 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:

**Conditions To Be Applied to All Approved Works: -**

- 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.

**- See also the standard pruning guidance notes issued with the consent letter**

Mark Warwick  
Tree Officer / Parks and Greenspace Team

Figure 2 Positions of final cuts

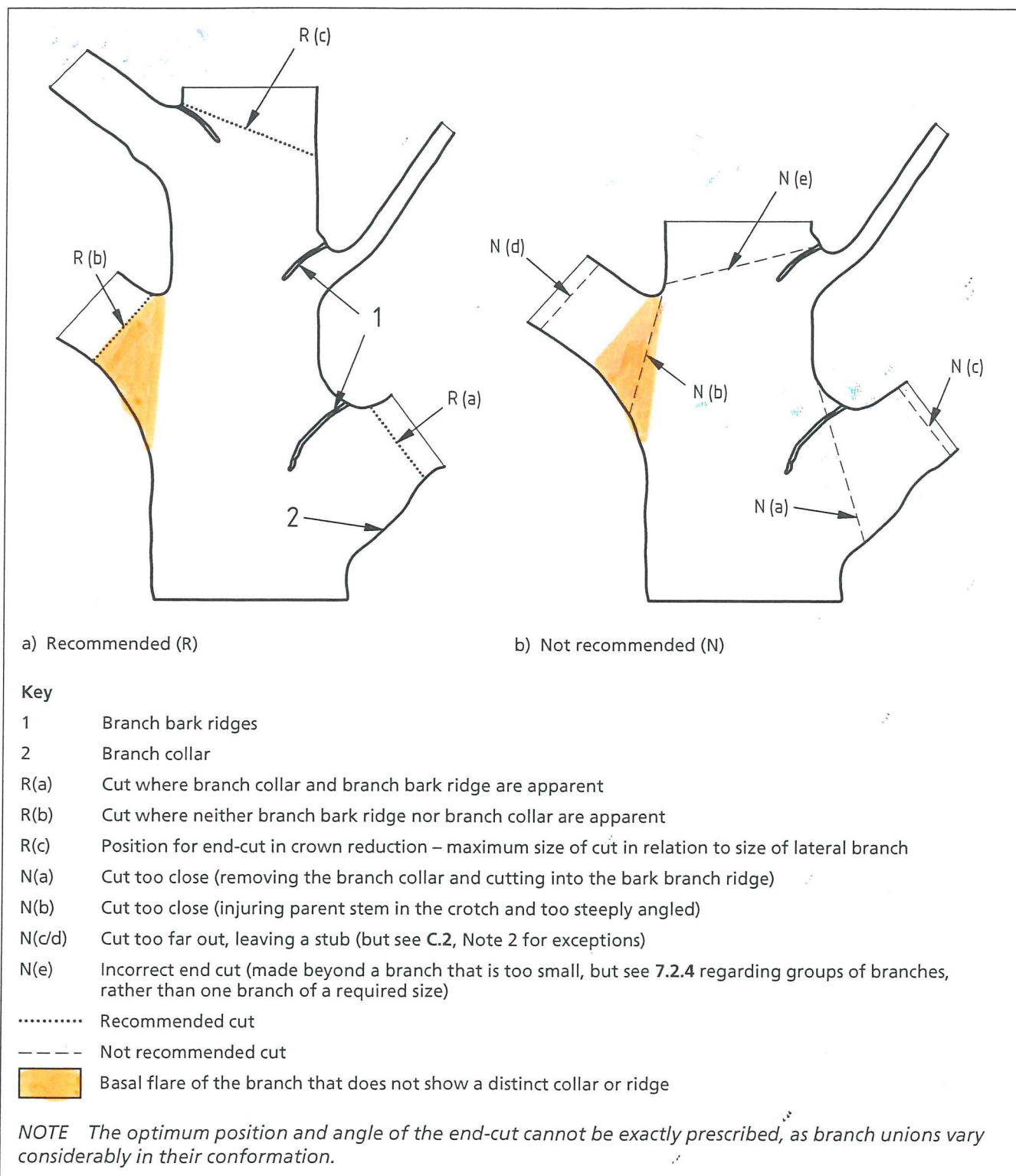


Figure 3 Crown lifting

