

Planning Officer: Mr F Gardner

Planning Application Ref: Y/37/20/T

Location: Shoulders, Main Road, Yapton, BN18 0EU

Description of works: 1no. red oak (T1) prune all lateral overhanging branches back to 3m. 1no. maple tree (T2) prune all lateral branches overhanging back to 2m. 1no. maple tree (T3) prune all lateral branches overhanging back to 2m. 1no. red oak tree (T4) prune all lateral branches to 4m

Reasons given: None provided

Comments on Application:

T1 Red oak / <i>Quercus rubra</i>	Height: 15-20m	Spread: 5-10m	Age class: Mature
T2 & T3 Norway maple / <i>Acer platanoides</i>	Height: 10-15m	Spread: 0-5m	Age class: Mature
T4 Red oak / <i>Quercus rubra</i>	Height: 15-20m	Spread: 5-10m	Age class: Mature

- All trees were viewed from the alleyways servicing the rear of 26 to 28 The Pines. Except for T4 which lies outside of the rear boundary fence line (Shoulders, Main Road), all were partially obscured from view by 6' closed- board fencing.
- T1 - This tree appears to be outwardly healthy and stable with an attractive crown profile. There is evidence of past reduction pruning, from which it has grown-on well. I have been unable to retrieve a record of past consent granted by the local planning authority for such work.
- T2 & T3 - These trees appear to be outwardly healthy and stable with an attractive shared crown profile. There is evidence of past reduction pruning, from which they have grown-on well. I have been unable to retrieve a record of past consent granted by the local planning authority for such work.
- Collectively this linear group of similarly aged trees are visible from adjacent residential properties and their high canopy makes an important visual contribution to the verdant character of the surrounding area.
- T4 - I am aware that there is local concern about the potential for this tree to fail. My own ground-level visual assessment of the tree did not suggest an obvious and immediate threat of significant harm to person(s) or property. That said, it is clearly a distressed tree with heavily asymmetric form (weighted to the south) and a high percentage of limb/branch dieback predominantly found on its north aspect.

Conclusions:

- The extent of boundary overhang is proportionate with the height and proximity of the trees. Reduction of the lateral spread back to the boundary line has not been justified on arboricultural grounds.
- Where there is an obvious history of crown reduction work (T1, T2 & T3) – they have 'grown on' well and display attractive crown profiles characteristic of their species.
- The trees T1, T2 & T3 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.
- T4 is a genuine safety concern, especially for those residents living to the south for whom any wholesale collapse of the tree could be catastrophic. Noteworthy observations from brief ground-level visual assessment include; Large areas of bark detaching from low on the main stem, evidence of recent stem bleeding, triangular bark wound N side of stem base (Phytophthora?) and substantial accumulation of garden spoil around its base. A reduction in the weight of its south-tending limb and branch framework is entirely justified without further detailed investigation.

Recommendation:

- As it stands, I recommend **REFUSAL** for this application.

Advisory (1):

- 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.

Advisory (2):

- I would like to see the applicant agree to an amendment of their work proposal such as detailed below:

T4 Red oak

- Reduce radial crown spread on south aspect only by approximately 2metres to leave a finished, minimum branch length of 4metres.

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- 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

Mark Warwick
Tree Officer / Parks and Greenspace Team