

Planning Officer: Zac Denton

Planning Application Ref: Y/50/18/T

Location: April Cottage, Main Road, Yapton, BN18 0EY

Description of works: Lift the crowns of 2 No. Lime trees by 2m

Reasons Given: Low growth impeding pedestrian and vehicle access on land accessible to the public.

Comments on Application:

2x lime	<i>Tilia sp.</i>	Height: Approx. 15m	Average spread: 6m	Age: Mature
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- These are fine examples of their type and with an impressive shared crown profile. They are visible from the adjacent public highway and neighbouring properties; thereby providing a significant visual amenity.
- Although not comprehensively assessed, they appear to be in a fine physiological state and with good form.
- Branches extend above publicly accessible areas to the north and west, beginning to impede the passage of high-sided pedestrians and vehicles.
- Low growth extends around all aspects of both trees and from a height of 1m above ground level. The applicant proposes a 2m crown lift, thereby achieving 3m overhead clearance. This would be more than satisfactory clearance above public footway.

Conclusion:

- *Crown lifting* work is necessary to achieve satisfactory overhead clearance above areas accessible by the public.
- These trees 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 not result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality.

Recommendations:

- I recommend **CONSENT** is granted for this application, 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.

Advisory:

- A crown lift to achieve a maximum of 3m overhead clearance on all aspects is acceptable.
- Although not part of this application, it would also be acceptable for 5m total overhead clearance to be achieved where the crown extends directly above carriageway on the north and west aspects, to ensure unobstructed passage for high-sided vehicles.

- Although not part of this application, it would also be acceptable to remove epicormic growth from around the stem base and on the main stem itself to a maximum height of 4metres, on both trees.

Mark Warwick

Tree Officer / Parks and Greenspace Team