

Application Number: BH2009/01760 **Ward:** Rottingdean
Address: Hillside, The Green, Rottingdean
Proposal: To fell 1 x Sycamore (Acer pseudoplatanus)
covered by Tree Preservation Order (No 13) 2004.
Officer: Di Morgan, tel. 01273 292929
Date Received: 20 July 2009
Applicant: Mr David Boys

1 Introduction

1.1 The purpose of the report is to consider the above application.

2 Recommendation

2.1 That the Sub-Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 7 of this report and resolves to **grant** consent subject to the following conditions:

- The felling shall be carried out within two years under the supervision and to the satisfaction of the Local Planning Authority.
- The said existing tree shall be replaced by a tree of a size and species and in a position to be agreed by the Local Planning Authority.
- The replacement tree shall be planted during the period November to March next, following the felling of the existing tree, and such planting shall be in all respects to the satisfaction of the Local Planning Authority.
- If, within a period of two years from the date of the planting, the tree (or any other tree planted in replacement for it) is removed, uprooted or destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

3 Description of the Application Site

3.1 Hillside is a listed building that has, within its grounds, a coach house and barn that are also listed. The boundary wall is listed, as is the converted barn on the other side of this wall, the neighbouring property. The coach house, the wall, the applicant's barn and, allegedly, the neighbour's barn, all have

structural damage which are likely to be attributable to the tree the subject of this application.

- 3.2 This Tree Preservation Order covers 2 trees in the grounds of Hillside, both of which are Sycamores.

4 Proposal

4.1 The applicant wishes to fell this tree as it is in close proximity to the wall of the next-door neighbour's house and the applicant's coach house. He alleges that the roots are beginning to undermine the structures.

4.2 The applicant has not supplied any supporting evidence from a structural engineer to prove that the tree is causing the damage to the structures mentioned, neither has he provided any crack monitoring data.

5 Considerations

5.1 The tree the subject of this application is approximately 12 – 13 metres high with a crown spread of 10 – 11 metres.

5.2 It appeared to be in good health at the time of the inspecting officer's visit.

5.3 It is visible from the public footpath and road on which this property sits.

5.4 The tree sits tight in a corner behind the coach house and next to the wall. Both are flint structures. The main trunk is 15 cms from the wall, with the buttress roots against the wall. The other side of this wall is the neighbour's barn. The barn's wall is also this boundary wall and there is allegedly damage to the interior wall of the barn, although access was not possible at the time of the inspecting officer's visit. The tree is less than half a metre from the rear of the coach house. There is structural damage visible between the wall and the coach house.

5.5 Approximately 6 metres away from the tree is a barn that is in the ownership of the applicant. This barn also uses the flint boundary wall as its rear wall. There is evidence of structural damage on this wall that is likely to have been caused by the tree.

5.6 There is evidence of the joins being repaired before. The applicant has lived here for 12 years and apparently these repairs were carried out by a previous owner. The cracks are now opening again and are getting worse, although there is no supporting evidence provided.

5.7 No structural engineer's report has been submitted with the application, however, the inspecting officer is in no doubt that the tree has caused structural damage to three listed structures, with a fourth structure likely to have been damaged but not seen at the time of the site inspection.

6 Relevant Planning History

5.1 None.

7 Considerations

7.1 The purpose of the report is to consider the above application.

7.2 The structural damage will continue to worsen all the time the tree is still in situ. The close proximity of three flint buildings and one flint wall mean they have all been affected by this one tree.

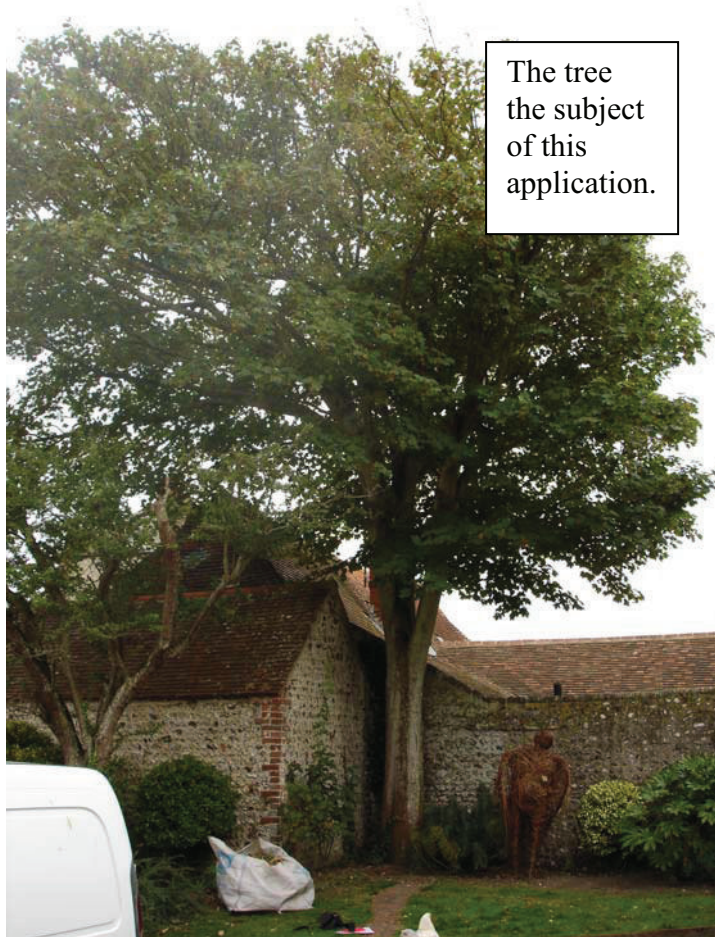
7.3 The tree is not just damaging the wall, but 3 buildings that are adjoining this wall. The arboricultural section question whether the 3 buildings could be repaired and guaranteed against further damage from the tree if the tree were to remain in place.

8 Conclusion

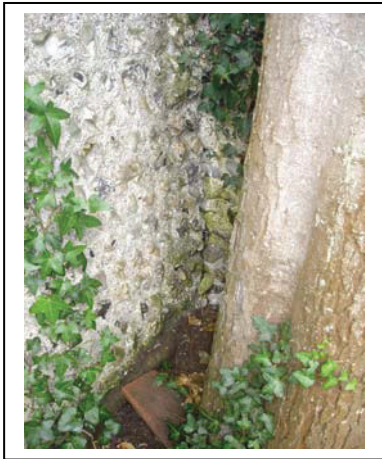
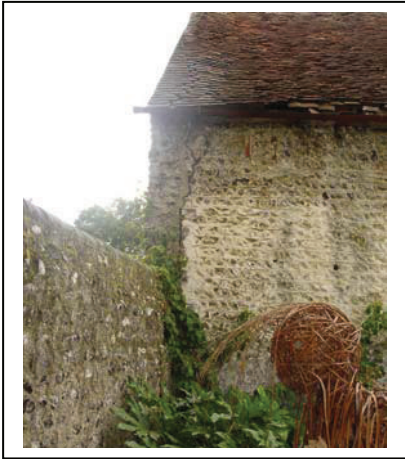
8.1 This Sycamore is visible from the road over the top of the coach house and therefore can be considered as being of public amenity.

8.2 The applicant could be asked to provide a structural engineer's report regarding the damage caused and the nature of repair work that would be necessary, however, the inspecting officer had little doubt that the tree is the culprit.

8.3 The 4 listed structures being affected by the tree are likely to be of higher public amenity value than the sycamore, and therefore it is felt that consent should be granted to fell the sycamore and a replacement secured in a more appropriate location.



The tree the subject of this application.



Three pictures showing three different locations where the tree has probably caused damage to listed buildings / structures.



BH2009/01760: Hillside, The Green



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