

Application Number: BH2010/01543 **Ward:** Patcham
Address: 8 Patcham Grange, Patcham, Brighton
Proposal: To fell 1 x Acer pseudoplatanus (Sycamore)
covered by Tree Preservation Order (No 6) 1974
Officer: Di Morgan, tel. 01273 292929
Date Received: 25 May 2011
Applicant: Iain Palmer, The Arbor Barber

1 Introduction

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

2 Recommendation

2.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 7 of this report and resolves to **refuse** consent.

3 Description of the Application Site

3.1 The over-mature tree the subject of this application is a fine specimen situated towards the centre of the rear garden of 8 Patcham Grange. It is in a lawned area, approximately 7 metres from the property. The stature of the tree is such that it sweeps away from the house and over the remainder of the garden.

4 Proposal

4.1 The applicant wishes to fell this tree as it has an included stem union at the base of the tree supporting two very large stems with potential for stem failure at ground level with a danger of damaging the house. Also, there is a large cavity approximately 2.5 metres up the most easterly stem.

4.2 The applicant states that the tree has been crown reduced somewhat crudely in the past causing it to lose its natural shape and character, and further reduction would only accentuate this and may still not eliminate the risk of failure.

4.3 The applicant's client would like to replant with a half standard Copper Beech further back from the house, feeling this would be a more suitable tree for the location.

5 Considerations

- 5.1 The tree the subject of this application is approximately 18 metres high with a crown spread of 12 - 14 metres.
- 5.2 There is a deep cavity at a height of approximately 2.5 metres on one stem. The depth of this cavity is beyond recommended guidelines and should not be ignored.
- 5.3 The tree is triple stemmed from 0.5 – 1m from the ground, with weak unions at the base.
- 5.4 The tree has been pruned hard in the past, presumably to reduce the risk of the above-mentioned weak points failing.
- 5.5 Although the tree is in the rear garden of the property, it is highly visible over the roof of the house and is highly visible from the public footpath and road.

6 Relevant Planning History

- 6.1 None.

7 Conclusion

- 7.1 This tree is highly visible from the road and pavement. It has high public amenity value.
- 7.2 The tree has 2 – 3 structural defects that should not be ignored, however, the risk of these points failing can be sufficiently reduced by judicious pruning and possibly the installation of a bracing system.

BH2011/01543: 8 Patcham Grange



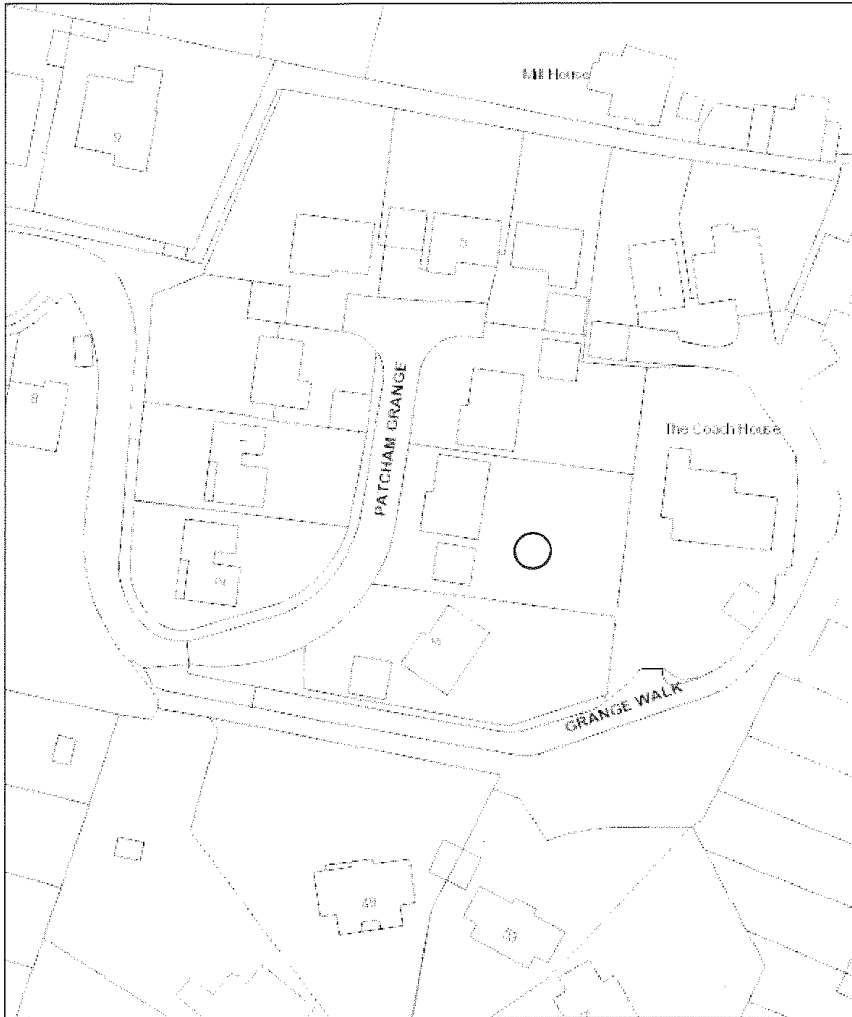
The tree the subject of this application.

Large cavity on one stem.



Weak Stem Unions.

Town & Country Planning (Tree Preservation)(No 6) Order 1974



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A handwritten signature in black ink, appearing to read "Gillian Marston".

Gillian Marston
Head of City Infrastructure