

Application Number: BH2010/01703 **Ward:** Hangleton and Knoll
Address: 20 Hangleton Manor Close
Proposal: To fell 1 x Populus nigra (Black Poplar)
covered by Tree Preservation Order (No 18) 2001
Officer: Di Morgan, tel. 01273 292929
Date Received: 10 June 2011
Applicant: Mr Vernon Hardman, 24 Hangleton Manor Close

1 Introduction

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

2 Recommendation

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 **refuse** consent.

3 Description of the Application Site

3.1 The tree the subject of this application is an enormous specimen on the front boundary of the front garden of 20 Hangleton Manor Close.

4 Proposal

- 4.1 The applicant wishes to fell this tree as it is approximately 22 metres tall.
- 4.2 The tree is approximately 16 metres from the applicant's property at 24 Hangleton Manor Close.
- 4.3 The tree is leaning in a NE direction by about 12 – 15 degrees (thus leaning towards the applicant's house).
- 4.4 The adjacent flint wall has a large vertical crack and has been lifted several inches, apparently due to the tree roots.
- 4.5 A root is causing the private driveway to lift.
- 4.6 The risk of severe damage to the tree is increased owing to the particular configuration of the adjacent buildings, hedge and walls, thus funnelling the south-westerly wind up through Hangleton Manor Close.

- 4.7 The Coder Index of Tree Wind Damage (Coder, University of Georgia 2007) states a wind pressure of 42 psf at a wind speed of 40 mph resulting in expected branch failures, and indeed small branches have been blown from this tree in such conditions. 40 mph winds with gusts in excess of this are relatively frequent on the south coast. The area of the canopy is visibly large and is therefore subjected to significant pressure in high gusting winds.
- 4.8 The applicant would replace this tree with a species that would not exceed 4 metres in height and whose root structure would not endanger ground structures.

5 Considerations

- 5.1 The over-mature tree the subject of this application is approximately 18 – 20 metres high with a full crown spread of approximately 12 – 14 metres
- 5.2 The tree is very prominent on the landscape.
- 5.3 There were no structural defects visible within the tree at the time of the inspecting officer's visit that would indicate the tree should be felled.
- 5.4 The tree is leaning in a NE direction as it has matured with the prevailing south westerly winds. The tree should put on reactionary wood to combat the effects of this wind. The 15 degree lean is not sufficient to cause alarm at this stage and there were no visible signs of the tree moving within the ground.
- 5.5 The flint wall has recently been repaired and the tree remains in situ.
- 5.6 The private driveway / roadway has been damaged by a tree root, and the root is likely to be from this Poplar. The damage caused appears to be minor at this time and it is presumed if the roadway is to be repaired, it could be repaired with the tree remaining in situ.
- 5.7 The canopy of the tree is indeed full and wind loading will have an effect on the tree, however it was felt by the inspecting officer that the tree could be pruned to sufficiently reduce the risk of the tree or any of its branches failing in the short / medium term.

6 Relevant Planning History

- 6.1 None.

7 Conclusion

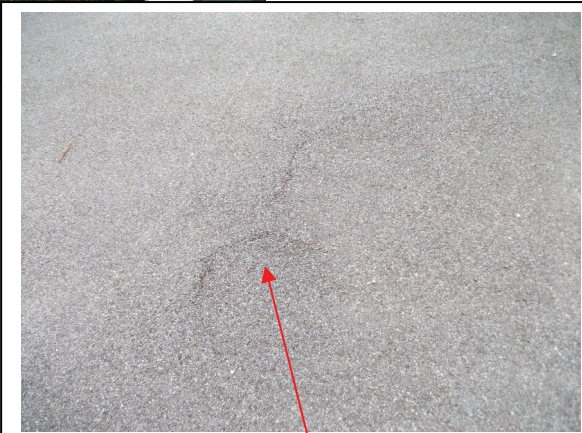
- 7.1 This tree is highly visible from the road and pavement. It has high public amenity value. There were no visible defects at the time of the inspecting officer's visit.

- 7.2 The tree is leaning in a north easterly direction as it has matured with the prevailing southwesterly wind.
- 7.3 The flint wall has been repaired already and the roadway could be repaired with the tree still remaining in situ.
- 7.4 It is appreciated that wind loading may have an effect on the full, large canopy of this tree, however, this canopy could be reduced and thus sufficiently reduce the risk of any branches within the canopy failing.

BH2011/01703: 20 Hangleton Manor Close



The tree the subject of this application.



Cracked and slightly raised road surface – root activity underneath.



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BH2011/01703 20 Hangleton Manor Close



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

Gillian Marston
Head of City Infrastructure

