

Application Number: BH2010/00291 **Ward:** Regency

Address: Brighton and Hove High School
Montpelier Road, Brighton

Proposal: To fell various trees covered by
Tree Preservation Order (No 18) 1999

Officer: Di Morgan, tel. 01273 292929

Date Received: 22 January 2010

Applicant: F A Bartlett Tree Experts Co Ltd

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 trees of a size and species and in a position to be agreed by the Local Planning Authority.
- The replacement trees 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 trees (or any other trees planted in replacement for it) are 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 Brighton and Hove High School has two sites in Montpelier Road. This application involves the felling of trees at the Sixth Form site, which is on the south side of Temple Gardens. This site has somewhere in the region of 120 trees covered by the Preservation Order, over 90 of which are in a woodland area.

4 Proposal

- 4.1 F A Bartlett Tree Experts Ltd is a large arboricultural consultancy firm based in East Grinstead. They have surveyed all of the trees on this site for safety and structural stability and made recommendations based on their findings. They have, where applicable, carried out further investigations (ie, resistographs – drilling into the tree to test the wood density, and Picus Tomographs – using ultrasonic detection to test the wood density) and recommended works based on these findings. These 2 methods of testing the density of the wood are well-revered in the arboricultural field and give arboricultural consultants a proven method of assessing trees based on their findings.
- 4.2 Tree T.23 of the above TPO: 1 x *Fagus sylvatica* (Beech): 20m high, crown spread 5m. Multi-stem specimen, causing much damage to boundary wall. This is an old flint wall that has been poorly patched in the past. The wall has been pushed out by the tree, and again it is crumbling. Immediately the other side of the wall is the public footpath, a frequent thoroughfare for both general public and school children traversing from one site of the school to another. The applicant could be asked for further evidence regarding this, however it cannot be argued that the tree is causing the damage. The wall could be repaired and the tree remain in situ, however, it has intertwined with the tree mentioned at 4.3 therefore is not of particularly fine form.
- 4.3 Tree T.24 of the above TPO: 1 x *Acer pseudoplatanus* (Sycamore): 21m high, crown spread 5m. This tree has intertwined with the tree mentioned in the above paragraph and should be considered alongside it. It would not be possible to fell one without the other.
- 4.4 Woodland Tree of the above TPO: 1 x *A pseudoplatanus* (Sycamore): 9m high, crown spread 5m. This is very close to the retaining wall mentioned above and is again causing it to bow out and crumble. As this tree has grown up as part of the woodland, it is a drawn up specimen that is covered in ivy. The considerations given to the tree mentioned in 4.2 should be given to this tree as well.
- 4.5 Woodland Trees of the above TPO: 14 x *A pseudoplatanus* (Sycamore), 4 x *Fraxinus excelsior* (Ash). The area of woodland covered by this Tree Preservation Order is situated on a high bank at the junction of Temple Gardens and Norfolk Terrace. There is an old flint retaining wall around the woodland area. Some of these trees have been tested using decay detection equipment mentioned in paragraph 4.1. This woodland is surrounded by public highway and a busy school ground. Part of a woodland management scheme should always involve the thinning out of some trees to allow others to flourish. The trees that are to be felled here are either structurally unstable or are likely to cause damage to the retaining flint wall.

- 4.6 Tree T.16, 1 x A pseudoplatanus (Sycamore) has a high leaning stem growing through utility lines. Pruning the tree to facilitate the utility lines will result in a mis-shapen tree that will have little public amenity value.
- 4.7 Tree T.18, 1 x A pseudoplatanus (Sycamore) is 23m high with a crown spread of approximately 6m. Decay is evident on the main stem and the tree is caught between utility lines. The crown is in severe decline and has excessive deadwood.

5 Considerations

- 5.1 This town centre site is has in excess of 120 trees on it. The trees are mostly around the edge of the site, including the woodland area on a high bank. The site houses a school and is surrounded by public highway.
- 5.2 F A Bartlett Tree Experts have assessed each tree individually for structural stability and based their recommendations on their findings. The exception to this rule are the three trees mentioned at 4.2, 4.3 and 4.4 that are causing structural damage to the retaining flint wall that is possibly a listed structure. It would be possible to seek further guidance on retaining the trees and rebuilding the wall around the trees, however, it is the Inspecting Officer's opinion that the form of the 3 trees involved is not particularly fine and it may be better to seek replacement trees for these 3 (as well as the other trees) at this time.

6 Conclusion

- 6.1 It would appear that the trees on this busy site have not been surveyed for several years and while it may seem that excessive amounts are being felled, only 4 individual trees are outside the Woodland Area.
- 6.2 The joint canopy of the Woodland Area will soon cover the space vacated by the trees that have been removed from this area. The removal of the trees could be seen as sound woodland management in a busy town-centre environment.
- 6.3 Given the above, it is recommended that permission be given to fell these trees at this time and replacements secured for future generations.

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Trees T.23
and T.24



The wall the other
side of these trees,
crumbling badly and
pushed out by
incremental growth
of trees roots etc.

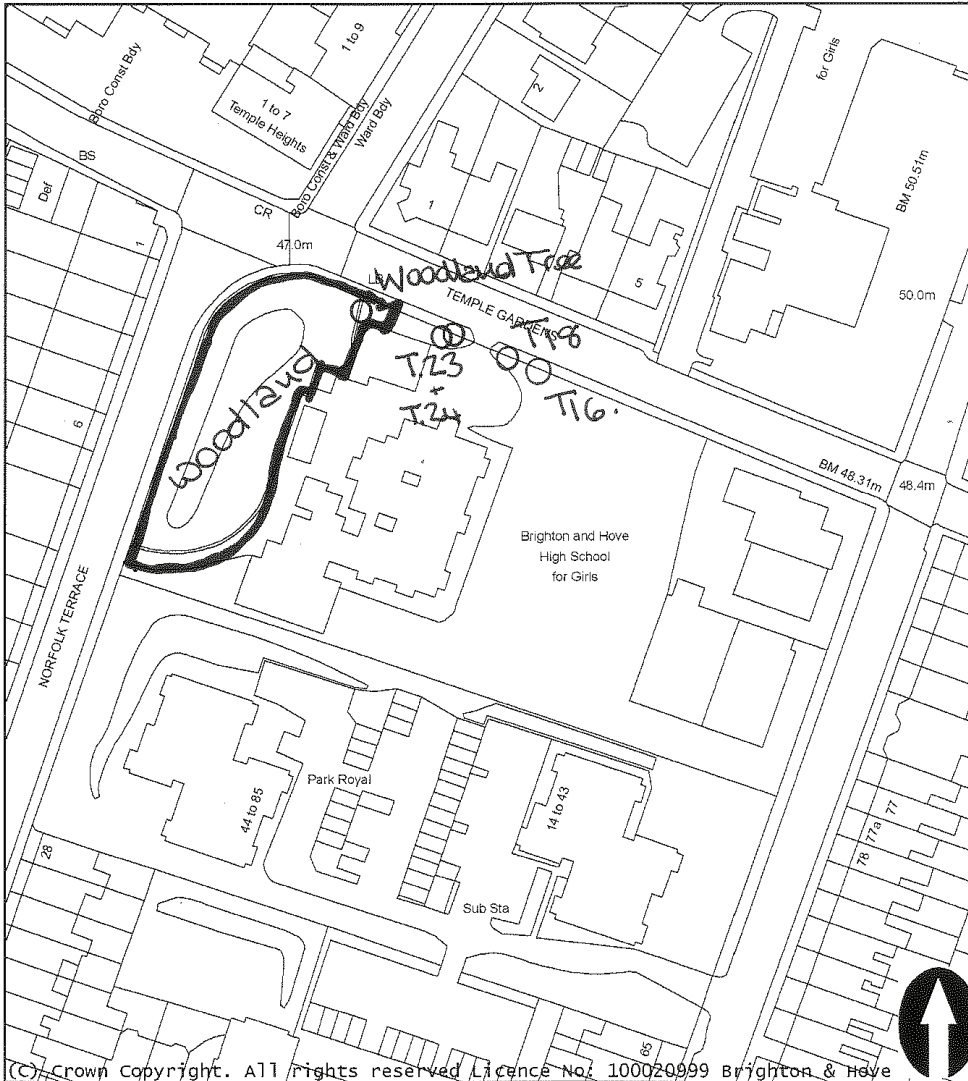


Ivy clad
woodland
tree, para
4.4 refers



View of woodland on high bank over Norfolk Terrace. 18 trees in total will be removed from this woodland for health and safety reasons.

Text1



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**BRIGHTON & HOVE CITY COUNCIL
TOWN & COUNTRY PLANNING ACT 1990**

TOWN & COUNTRY PLANNING (TREE PRESERVATION) (No 18) ORDER 1999

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ADDRESS: Brighton Hove High School
Montpelier Road.

J. Rowlands



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J. Rowlands
Director of Environment
Scale 1:1000

