

Application Number: BH2008/02935 **Ward:** Rottingdean

Address: 43 Rowan Way, Rottingdean

Proposal: To fell 1 x Acer pseudoplatanus (Sycamore), Tree number T.7 covered by Tree Preservation Order (No. 7) 1999.

Officer: Di Morgan, tel. 01273 292186

Date Received: 8 September 2008

Applicant: Mr and Mrs Wark

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 This property is situated on the very northern end of Rowan Way, where it turns the corner and backs on to Eley Drive. The tree is the only tree covered by Preservation Order situated in the rear garden of the bungalow, although

there are several trees of smaller stature within the grounds of the property. The specimen the subject of this application is approximately 6 metres away from the property in a landscaped area towards the rear boundary.

4 Proposal

- 4.1 Mr and Mrs Wark originally applied to fell this tree in April 2008 and were refused consent by this Committee (see attached report reference BH2008/01517). In paragraph 7.2 of that report, it was recommended that a climbing inspection of this tree be carried out to assess the old pollard points.

5 Relevant Planning History

- 5.1 BH2008/01517 – Removal of Tree – some branches are rotten – large tree in small garden, in high winds we are scared it might fall on the house. Permission to fell was refused on this occasion, with a strong recommendation that a climbing inspection be carried out.

6 Considerations

- 6.1 This Acer is approximately 12 metres in height, and has previously been pollarded at approximately 5 metres. The crown is approximately 7 metres wide.
- 6.2 The tree is approximately 6 metres from the property at 43 Rowan Way and marginally less from the public road and footpath.
- 6.3 At the time of the inspecting officer's visit, the tree had no defects visible from ground level, however, the old pollard points have not received any management, and the owner of the property has not maintained the tree in 16 years.
- 6.4 There are 2 – 3 stumps at the pollard point that have rotted back that have now been inspected by a climbing arborist. He reported
- “The tree is visually in good condition and no sign of any basal decay or wood decay fungal brackets. The internal structure is visually heavily compensated due to previous heavy pruning with poor finishing cuts, this has left the tree with 3 x large cavities which are situated at the base of the main unions. My arm went down to my elbow on examination, these cavities will have very much weakened the unions. The tree has greatly outgrown its position.”
- 6.5 The inspecting officer was of the opinion that the tree offers some public amenity value being visible both over the roof of the bungalow and from the side of the property.

7 Conclusion

- 7.1 This tree is of some stature and offers some amenity value, however, the climbing inspection has revealed that the old pollard points have large, deep cavities, meaning weak unions that may break out. This prognosis cannot be ignored.
- 7.2 The minimum that would be needed to bring this tree back into a safe management regime would be repollarding, however, this would render this specimen aesthetically unpleasing and thus unworthy of a Tree Preservation Order.
- 7.3 It is recommended that permission be given to fell this tree at this time and a replacement secured, as repollarding to render this tree safe will mean it will no longer be worthy of its Preservation Order status.

Application Number: BH2008/01517 **Ward:** Rottingdean

Address: 43 Rowan Way, Rottingdean

Proposal: To fell 1 x Acer pseudoplatanus (Sycamore), Tree number T.7 covered by Tree Preservation Order (No. 7) 1999.

Officer: Di Morgan, tel. 01273 292186

Date Received: 21 April 2008

Applicant: Mr and Mrs Wark

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 refuse consent to fell this tree.

3 Description of the Application Site

3.1 This property is situated on the very northern end of Rowan Way, where it turns the corner and backs on to Eley Drive. The tree is the only tree covered by Preservation Order situated in the rear garden of the bungalow, although there are several trees of smaller stature within the grounds of the property. The specimen the subject of this application is approximately 6 metres away from the property in a landscaped area towards the rear boundary.

4 Proposal

4.1 The applicant wishes to fell this specimen to the ground as they feel it has some rotten branches, it is a large tree in a small garden, in high winds they are scared it may fall on to the house, the smaller crab apple under the canopy is suppressed and a hawthorn 3 metres away will soon be suppressed, the property is inhabited by an elderly couple who have financial concerns regarding constant pruning, as well as lack of light to their conservatory.

5 Relevant Planning History

5.1 No planning history available for this site.

6 Considerations

- 6.1 This Acer is approximately 12 metres in height, and has previously been pollarded at approximately 5 metres. The crown is approximately 7 metres wide.
- 6.2 The tree is approximately 6 metres from the property at 43 Rowan Way and marginally less from the public road and footpath.
- 6.3 At the time of the inspecting officer's visit, the tree had no defects visible from ground level, however, the old pollard points have not received any management, and the owner of the property has not maintained the tree in 16 years. There are 2 – 3 stumps at the pollard point that have rotted back, however, the extent of the rot is not apparent from ground level.
- 6.4 The inspecting officer was of the opinion that the tree offers high public amenity value being visible both over the roof of the bungalow and from the side of the property.
- 6.5 No loss or damage is likely to occur if the application is refused to fell this tree, however, it is strongly recommended that a climbing inspection is carried out and this tree is brought under a maintenance regime.

7 Conclusion

- 7.1 The tree the subject of this application is of some stature and whilst there is no disputing the fact that it needs pruning, a visual assessment from ground level did not reveal any reason why the tree should be felled.
- 7.2 It is strongly recommended that the old pollard points are assessed by a climbing arborist who may conclude that further works are necessary.
- 7.3 The tree still offers high amenity value and it is felt that the impact of its removal will be significant.

BH2008/01517
43 Rowan Way



The tree the subject of this application

43 Rowan Way



The tree the subject of this application.

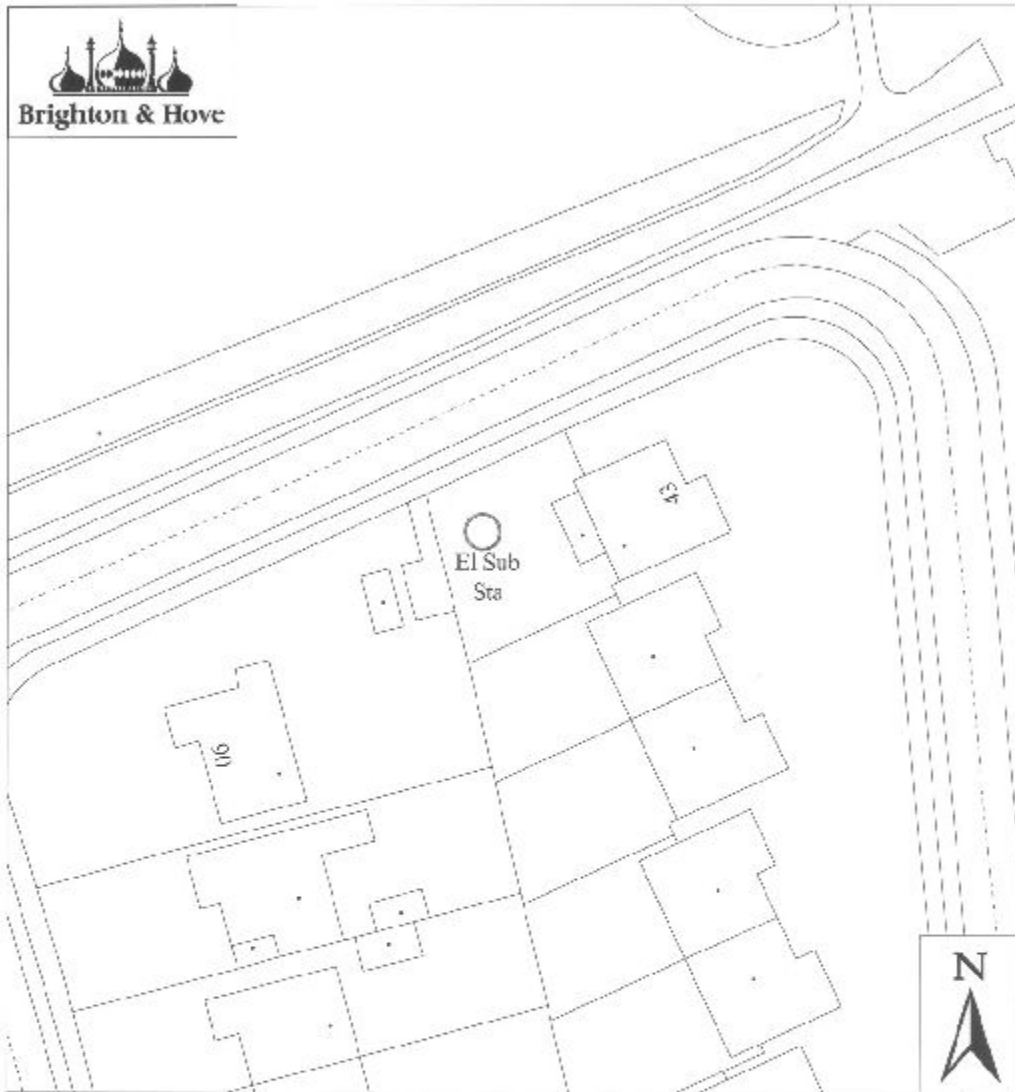
Suppressed crab apple



Old pollard points showing remaining rotten stumps of old branches.



Brighton & Hove



BRIGHTON & HOVE COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
TOWN & COUNTRY PLANNING (TREE PRESERVATION) (No 7) ORDER 1999

APP. No. BH2008/02935

ADDRESS
43 Rowan Way

Reproduced from the Ordnance Survey map with the permission of the Controller of H.M. Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil Proceedings. Brighton & Hove Council. Licence: 100020599, 2004.

J. Rowlands

J. ROWLANDS
DIRECTOR OF ENVIRONMENT

SCALE 1:500