

Application Number: BH2008/02705 **Ward:** Preston
Address: Priory Court, Stanford Avenue, Brighton
Proposal: To fell 1 x Cupressus macrocarpa (Monterey Cypress),
Tree Number T.15 covered by Tree Preservation
Order (No. 7) 1973.
Officer: Di Morgan, tel. 01273 292929
Date Received: 12 August 2008
Applicant: Duncan Armstrong

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 once fine specimen is situated in the car park of Priory Court, a block of flats at the bottom of Stanford Avenue. On either side of this property are more blocks of flats, and flats are also situated to the rear. The tree is situated in a small shrubbery border at the rear of the car park and wedged in behind some garages.

4 Proposal

- 4.1 The applicant originally asked to remove a split limb to the north stem and sought advice from the arboricultural section regarding the future maintenance of this over-mature specimen given that it is now developing a history of branch rip-out. Two Officers from the Council's arboricultural section have viewed the tree and are of the opinion that it is over-mature and no suitable pruning regime can be recommended to prevent the likelihood of branch failure. It is unfortunate therefore, but the foreseeable failure of large branches means that felling the tree is the only viable option.

5 Relevant Planning History

- 5.1 BH2008/01402 – 1 x Cupressus macrocarpa – remove 3 split, hanging but attached branches high up in canopy on southern side. Remove 1 x lowest branch on SE of tree. Several stress fractures visible on top of branches during climbing inspection.

6 Considerations

- 6.1 This Monterey Cypress is an over-mature specimen with a height of 15 metres and a crown spread of 10 – 12 metres.
- 6.2 The tree is now in decline with a sparse, thin canopy. It has shed several limbs in an uncontrolled manner over the past 2 – 3 years, and shows stress fractures that may also cause further branches to fail without warning. These symptoms are all to be expected in an old specimen of this species.
- 6.3 The tree is surrounded by communal gardens and car parks, all high target areas should further branches snap out.
- 6.4 The tree is immediately abutting a garage block. Walls of this block are cracked and distorted in the vicinity of the tree due to its close proximity.
- 6.5 The tree has for many years been a beautiful, imposing specimen of high public amenity value and the impact of its loss will be great.
- 6.6 It is impossible to predict which branches will fail next and thereby remove them, however, it is likely that this tree will suffer from further branch drop, and given the high target areas under this large specimen, this cannot be allowed to occur.

7 Conclusion

- 7.1 The tree the subject of this application is of fine form, however, it is now in decline with a thinning canopy and has a history of shedding branches in an uncontrolled manner.

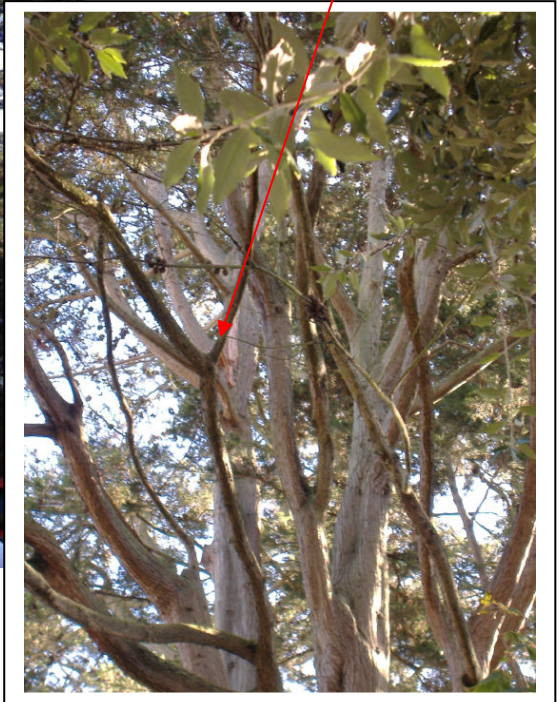
7.2 Given that the tree is surrounded by blocks of flats, car parking areas and communal gardens and its failure is foreseeable, it is strongly recommended that consent is granted to fell this tree and a suitable replacement secured.



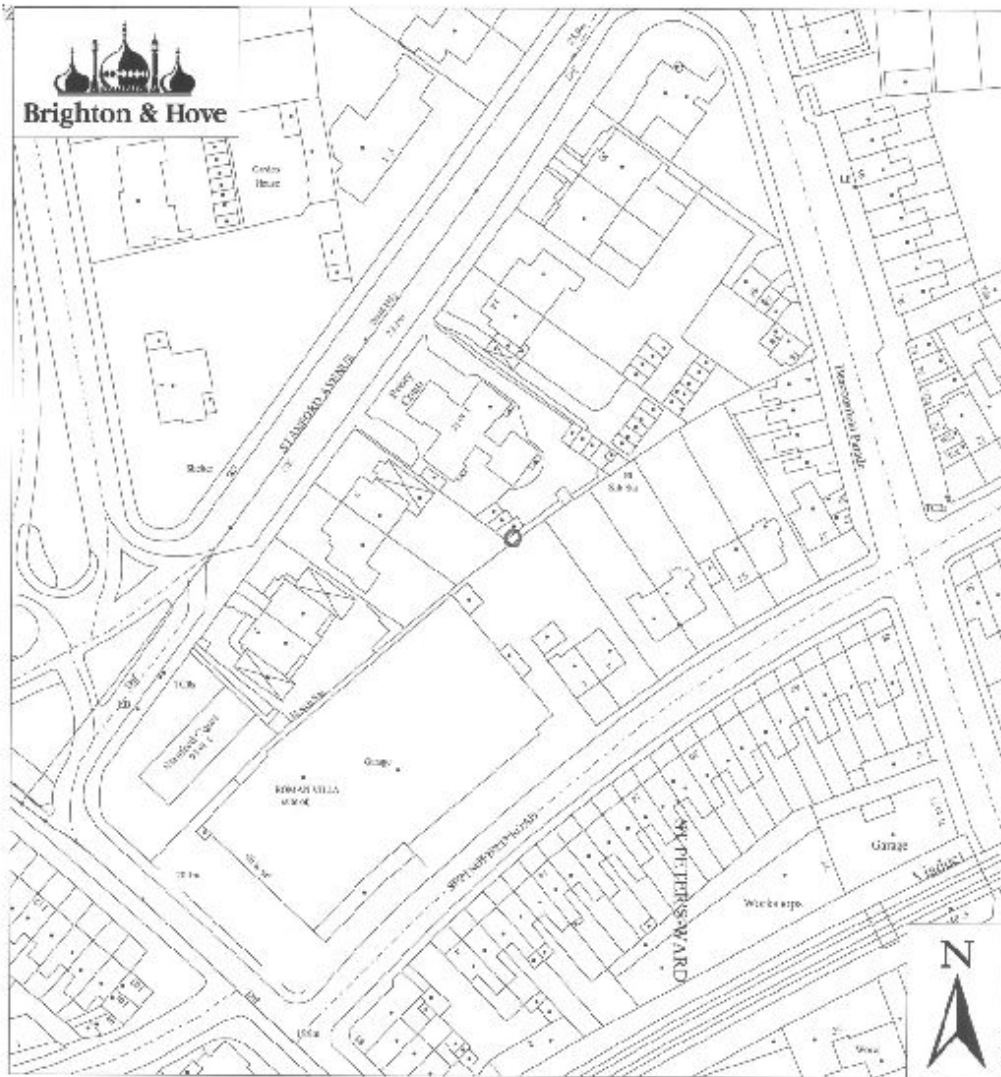
The tree the subject of this application.

Thin, sparse canopy of over-mature tree.

Latest branch rip-out.



Cracked and distorted garage wall caused by tree.



BRIGHTON & HOVE COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
TOWN & COUNTRY PLANNING (TREE PRESERVATION) (No 7) ORDER 1973

APP. No. BH2008/02705

ADDRESS Priory Court, Stamford Avenue.

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