

Recommendation: **RAISE NO OBJECTION**

Chichester Harbour Conservancy - No objection

Landscape Team - No objection

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 3

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

Whether the degree of pruning works requested would undermine the amenity value of these trees and whether this could also be harmful to their ongoing health and vitality.

My inspection related specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail. I visually inspected the tree from ground level and the following report deals with the relevant issues that have been raised on site, in the application form and from my site observations.

This application relates to a semi mature Magnolia tree located in the front garden of a property in Tower Gardens in the Langstone area. The tree possesses unrestricted views from the street scene and contributed well to the aesthetic quality of the conservation area.

The tree is a multi stemmed specimen with it's base surrounded by lawn and is showing no obvious signs of poor basal condition. There are signs of past heavy management due to it's close proximity to the property, however the tree is displaying what appears normal in vigour and vitality.

The application proposes works to crown reduce the canopy overall by 2m. While the works are considered excessive and negotiation was attempted for lesser works, the tree is located in an unsustainable position so close to the building and is causing excessive shading to the residents. For this reason, in combination with the tree's poor form due to its past management, the tree fails to meet the minimum criteria for protection with TPO status. Therefore there can be no objection raised as to the proposed specification.

8 Conclusion

Raise No Objection

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/17/00512

(A)

(B) for the following reasons/subject to the following conditions