

Application Number: BH2008/02444 **Ward:** Hollingbury and Stanmer
Address: University of Brighton, Lewes Road, Brighton
Proposal: To fell 1 x Hybrid Poplar, which is covered by an Area Order under Tree Preservation Order (No. 16) 1974.
Officer: Di Morgan, tel. 01273 292186
Date Received: 17 June 2008
Applicant: R W Green Ltd, Lewes

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 campus of the University of Brighton is situated on the Lewes Road. The tree is situated in a mixed line of trees and shrubbery on the southern border of the car park of the campus. There are several other trees on this boundary that would also be covered by this Area Tree Preservation Order.

4 Proposal

- 4.1 The applicant wishes to fell this specimen to the ground as they feel it has a suspect basal union.

5 Relevant Planning History

- 5.1 BH2005/06507 – Elm – remove limbs back to trunk. Poplar – crown lift over footpath.
- 5.2 BH2005/01550 – Elm – remove lower section of one limb over road. 3 x Sycamore – cut back approx 10 limbs at lower level back to road edge. 1 x Ash – trim back 3 minor branches to road edge. 1 x Elm - trim back branch over road back to road edge. 1 x beech – trim back 1 limb overhanging road. 1 x Elm – remove parts of 3 limbs over road. 1 x silver birch – remove part of damaged branch over road.

6 Considerations

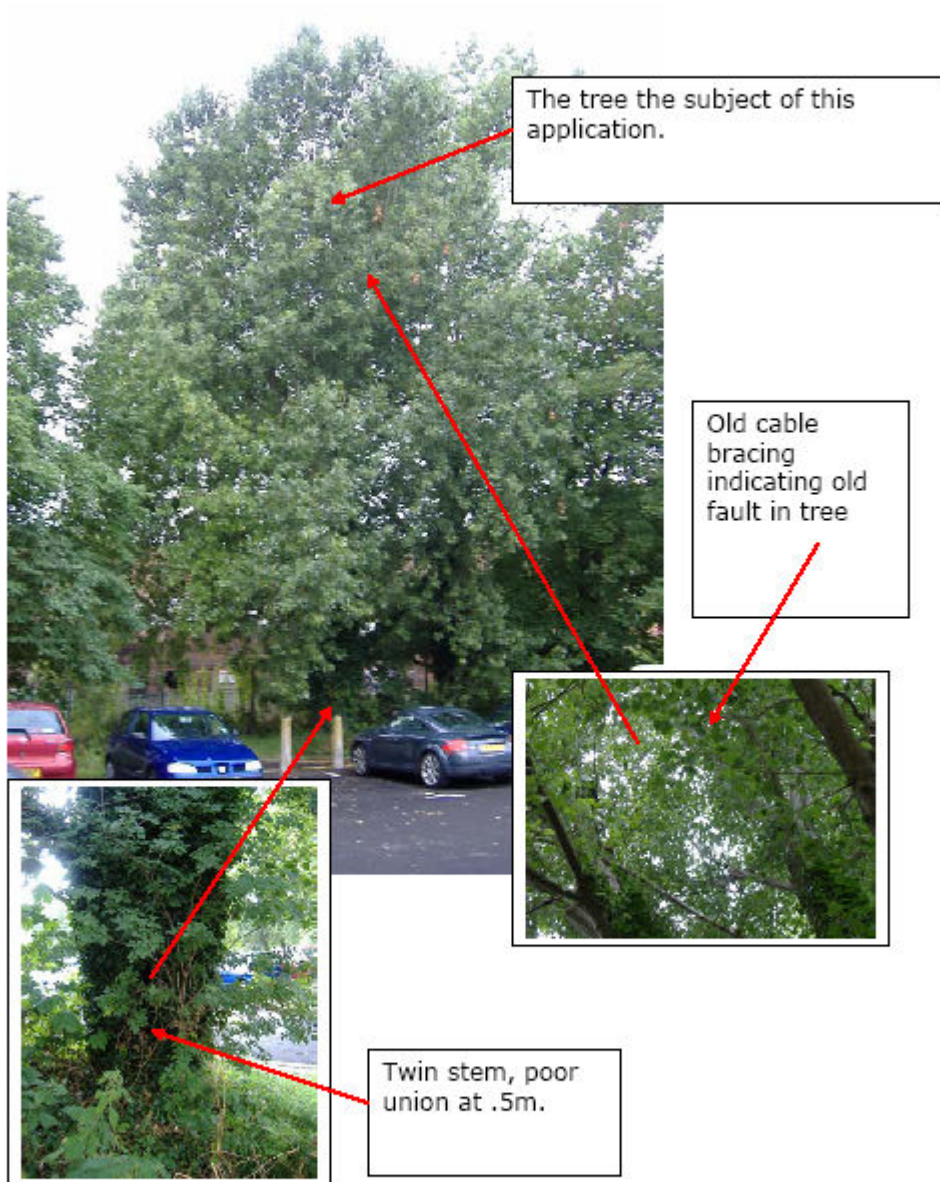
- 6.1 This Poplar divides and becomes twin stemmed at half metre from the ground. It is bifurcated to 1.5 metres and shows a weak union in this location.
- 6.2 The tree is approximately 15 metres in height, with a large crown spread of 9 metres.
- 6.3 The tree has been braced at 9 metres. There is no record of when this brace was put in the crown, or any inspection records. A brace always indicates a structural fault in the tree, usually a weak stem union (see above).
- 6.4 The tree is 2 metres from the University car park and 5 metres from the Preston Barracks site.
- 6.5 The tree is 2 metres from another mature Poplar and 4 metres from a mature Sycamore. These two specimens will utilise the canopy space left by the removal of the Poplar the subject of this application.

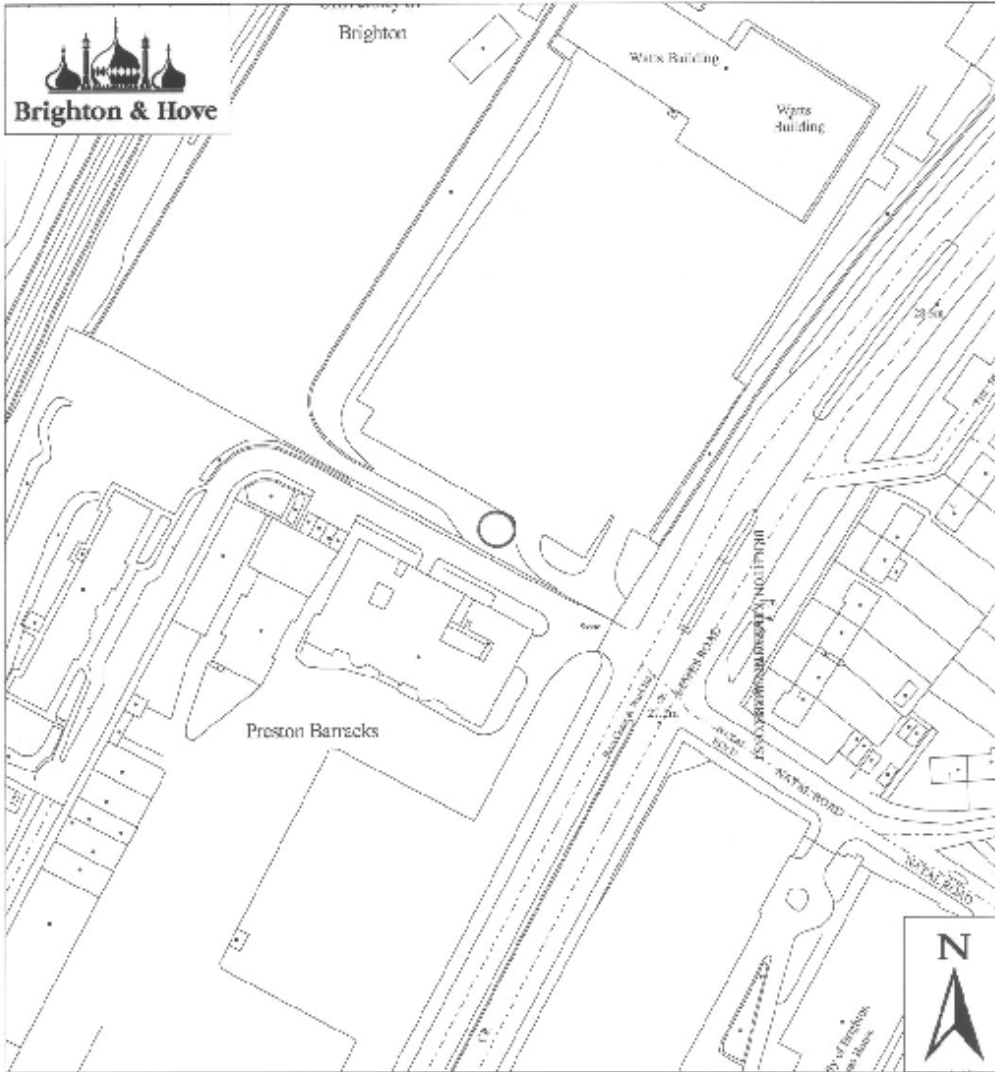
- 6.6 The tree could be pollarded and the brace inspected, however, the extent of the bifurcation is such that the long term future of the tree has been jeopardised.
- 6.7 The close proximity of other trees lessens its amenity value. The impact if it is lost will be minimal.
- 6.8 The tree could be pollarded and the brace inspected, however, the extent of the bifurcation is such that the long term future of the tree has been jeopardised.
- 6.9 The poor stem union could cause the tree to fail in an uncontrolled manner if this application is refused.

7 Conclusion

- 7.1 There are no records of when this tree was originally braced and the structural fault acknowledged by this action. The growth of the tree would have continued after the bracing, thus worsening the bifurcation and extending the poor stem union.
- 7.2 The tree is situated in a large shrubbery and several other trees surround it. This lessens the amenity value of the tree, thus minimising the impact of its removal.

BH2008/02444
University of Brighton, Lewes Road





BRIGHTON & HOVE COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
TOWN & COUNTRY PLANNING (TREE PRESERVATION) (No 16) ORDER 1974

APP. No.	BH2008 / 02444
ADDRESS	University of Brighton Lewes Road.
<small> Reproduced from the Ordnance Survey mapping 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: 100020956, 2004. </small>	<p align="center"> <i>J. Rowlands</i> J. ROWLANDS DIRECTOR OF ENVIRONMENT </p>
SCALE	1:1250

