

Recommendation Report for Works to Tree(s) on trees subject to a Tree Preservation Order (TPO)

REF NO: AB/21/19/T

LOCATION: Electricity Sub Station  
Land adjacent to 1 Ford Road  
Arundel  
BN18 9DX

PROPOSAL: Fell to ground level 1No. Goat Willow tree and 2No. Sycamore trees. Crown lift to 3m 2No. Sycamore trees.

|                              |
|------------------------------|
| <b>SITE AND SURROUNDINGS</b> |
|------------------------------|

|                            |                                                                                       |
|----------------------------|---------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | As above                                                                              |
| TREES                      | The trees outlined in this application are located in the corner boundary of the site |
| SITE CHARACTERISTICS       | Electricity sub station.                                                              |
| CHARACTER OF LOCALITY      | Electricity sub station in a mainly residential area.                                 |
| Relevant history noted.    |                                                                                       |

|                        |
|------------------------|
| <b>REPRESENTATIONS</b> |
|------------------------|

**REPRESENTATIONS RECEIVED:**

Arundel Town Council

The Committee objected to the application as there was no evidence from neighbouring residents that the Oak tree (T3) resulted in excessive overshadowing or that there was any other justification to fell other healthy trees on the site in a Conservation Area. Furthermore, some of the details provided in the application form were incorrect and rendered the application potentially invalid.

10 No. letters of objection:

- Request for an ecology report
- Habitat
- Provide a flood defence
- None of the trees over shadow
- Trees are healthy and pose no danger

1 No letter in support.

**COMMENTS ON REPRESENTATIONS RECEIVED:**

Comments noted.

|                      |
|----------------------|
| <b>CONSULTATIONS</b> |
|----------------------|

Arboriculturist

## CONSULTATION RESPONSES RECEIVED:

Tree Officer Comments:

No Tree Preservation Order Warranted

## COMMENTS ON CONSULTATION RESPONSES:

Comments noted

## DEVELOPMENT PLAN POLICIES

## PLANNING POLICY GUIDANCE:

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

### POLICY COMMENTARY

The above policies are general and, other than online Planning Policy Guidance under references ID 36-090-20140306 and ID 36-091-20140306, are not specific to trees.

### DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 198 of the Town and Country Planning Act 1990 states:

"If it appears to a Local Planning authority that it is expedient in the interest of amenity to make provision for the preservation of trees.... they may for that purpose make an order"

The works to the trees are to be judged having regard to amenity

### OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

### CONCLUSIONS

Following the comments received by the Tree Officer it is recommended consent be approved. There are no currently protected trees on site.

### HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of

property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

|                                           |
|-------------------------------------------|
| <b>DUTY UNDER THE EQUALITIES ACT 2010</b> |
|-------------------------------------------|

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

|                       |
|-----------------------|
| <b>RECOMMENDATION</b> |
|-----------------------|

**APPROVE CONDITIONALLY**

- 1        **INFORMATIVE:** The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 2        **INFORMATIVE:** This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc ) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.