

AW/110/06/TC**TREES IN A CONSERVATION AREA REPORT**

DESCRIPTION/ ADDRESS	- Application to fell 1no Tree of Heaven. 124 Manor Way, Aldwick.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	Number of mature and semi mature trees on and around the site in addition to the Tree of Heaven.
BOUNDARY TREATMENT	1.8m high close boarded fencing.
SITE CHARACTERISTICS	Two storey detached property with red brick elevations and mock Tudor detailing to upper.
CHARACTER OF LOCALITY	Residential area, on a residential road consisting of mixed style of detached two storey properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AW/100/00/TC	Fell 1 Prunus and 1 Cherry tree within the Aldwick Bay Conservation Area.	No objection 26-06-2000
AW/226/03/TC	Lopping of various trees (within Aldwick Conservation Area).	No objection 26-09-2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	Awaited
LOCAL GROUPS	None
One letter of objection	No felling due to danger to nesting birds.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Council's Arboriculturist	No objection – The tree is situated very close to the building and in view of this fact I do not propose the tree should be protected.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Designated Conservation Area Tree Preservation Order

AW/110/06/TC**DEVELOPMENT PLAN POLICIES**

West Sussex Structure Plan : LOC1
 Arun District Local Plan : GEN7

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development.
 PPS15 - Planning and the Historic Environment.
 Circular 36/78
 DETR TPO's : A Guide to the Law & Good Practise

POLICY COMMENTARY

The above policies are general and, other than Circular 36/78 and DETR TPO's, are not specific to trees.

COMMENT ON CONSULTATION RESPONSES

Noted and agreed

COMMENT ON REPRESENTATIONS RECEIVED

Noted

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 211(1) of the Town and Country Planning Act 1990 states:-

"Subject to the provision of this section and Section 212, any person who, in relation to a tree to which this section applies, does any act which might by virtue of Section 198(3)(a) be prohibited by a Tree Preservation Order shall be guilty of an offence."

It is a defence to have provided notification to the Local Planning Authority 6 weeks in advance of any works. This is to enable the Local Planning Authority time to consider making a Tree Preservation Order.

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

The proposal site is situated within the Aldwick Bay Estate Conservation Area. The Tree of Haven is sited between 123 and 124 Manor Way, adjacent to the side boundary and the north east elevation of number 124. The tree is largely concealed by the existing properties to either side, although it can be largely seen when viewed directly opposite along Manor Way. The tree is fairly significant in height and is approximately 20 years old.

The tree does have some public visual amenity value however it is largely screened by the adjacent properties and due to its close proximity to the side elevation of the property it is not considered that it makes a significant contribution to the character of the street scene. Further, the loss of the tree is not considered likely to be detrimental to the amenity value of the Aldwick Bay Estate Conservation

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CONCLUSIONS

Area.

It is therefore recommended that no Tree Preservation Order or objection be made and felling should proceed as per the application.

ALDWICK

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124 Manor Way
Aldwick

RECOMMENDATION

No Objection
