

Recommendation Report for Prior Notification of Work to Tree(s) in a Conservation Area

REF NO: AW/117/22/TC

LOCATION: 87 The Fairway
Aldwick
PO21 4EX

PROPOSAL: 1 No. Silver Birch (T1) - reduce height by approx. 3m to leave 7m and spread by 1m to leave 3.5m. 1 No. Hawthorn (T2) - reduce height by approx. 1m to leave 5m and spread by 2m to leave 3m. 1 No. Indian Bean (T3) - reduce height by approx. 2m to leave 5m and South-facing spread by 3m to leave 4m. 1 No. Beech (T4)- reduce height by approx. 2m to leave 5m and spread by 2m to leave 3m.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
TREES	The trees are situated to the rear of the property, with T1 near to the property, and T2-T4 in a row close to the northern boundary.
SITE CHARACTERISTICS	Dwelling.
CHARACTER OF LOCALITY	Residential.

RELEVANT SITE HISTORY

AW/181/20/TC	Silver Birch - Crown reduction of 5m from top and reduction of 1m to extended branches. Hawthorn - remove 2m from the top to improve shape. Indian Beam Tree - remove 3 lower branches. Beech Tree - 2m crown reduction within Aldwick Bay Conservation Area.	
AW/289/17/TC	Crown reduction of 1No. Silver Birch by 2m & reduction of 1m to extended branches. Crown reduction of 1No. Beech by 1m & removal of 2No. Conifer trees within the Aldwick Bay Aldwick Conservation Area	No Objection 10-11-17
AW/149/15/TC	Fell 4No. Leylandii, 1No. Glauca, 1No. Griselinia & prune 1.2m from left side of 1No. Yew tree & reduce height by 0.5 - 1m within the Aldwick Bay Conservation Area	No Objection 19-08-15
AW/111/15/TC	Various surgery to various trees within the Aldwick Bay Conservation Area	

Relevant planning history noted.

REPRESENTATIONS

Aldwick Parish Council - No Objection:

- Members agreed that the Arun Arboriculturist is consulted regarding the application and that his recommendations/decision be applied.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Tree Officer

I have considered this application by means of a desktop review, referring to the documents submitted as well as online resources.

There are two Tree Preservation Orders affecting this site (Bognor Nos 2 & 6), area Orders made in 1958 & 1962 respectively. With reference to the above proposal, I am satisfied none of the trees would have been established at that time, so no Order applies.

The property is wholly within a Conservation Area and all four trees are of a size that affords them protection under the provisions in section 211 of the Town and Country Planning Act 1990. This application should be determined on that basis.

Conclusion:

I am satisfied that the work will not result in character of the surrounding area being diminished.

Recommendation:

I raise No Objection and see no reason to make a Tree Preservation Order.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Built Up Area Boundary

TPO

Conservation Area

2km Buffer for Site of Special Scientific Interest

Pagham Harbour Zone B

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 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 be weighed in the balance with the Development Plan.

CONCLUSIONS

Following the comments from the Tree Officer, it is recommended there be no objection to the works proposed.

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.

DUTY UNDER THE EQUALITIES ACT 2010

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.

RECOMMENDATION

NO OBJECTION

- 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 0345 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.