

TREE WORKS CONSENT REPORT**REF NO:** AW/123/11/T**LOCATION:** Thalassa
34 The Drive
Craigweil Bognor Regis**PROPOSAL:** 1x Holm Oak - Reduce by 20% all round, 1 x Holm Oak - Reduce crown by 20% all round & reduce to North East by 40%, 1 x Holm Oak - Reduce crown by 25% all round & reduce to NE by 40%, 1x Holm Oak - Reduce crown by 20% all round & reduce to NE by 30% to reduce crown assymetry**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	The trees the subject of this application but various trees within and around the site.
BOUNDARY TREATMENT	Front boundary has dwarf brick wall with close boarded fencing approximately 1.8m in height, east side boundary to walkway close boarded fencing approximately 1.8m in height, rear boundary has brick wall approximately 2m in height.
SITE CHARACTERISTICS	Two storey detached property with tennis courts in front garden. The property has smooth rendered walls painted light orange, brown tiled roof with white window frames.
CHARACTER OF LOCALITY	Within the Craigweil House Conservation Area. Private residential estate comprising detached properties of various styles and designs.

RELEVANT SITE HISTORY

AW/3/10/TC	Reduce height of 1 no. Bay tree by approximately 1 metre and shape crown by light pruning (within the Craigweil House Conservation Area)	No Objection 19-02-2010
AW/4/10/TC	Fell 2 no. diseased & dying Whitebeam trees & 1 no. diseased & dying Horse Chestnut tree (within the Craigweil House Conservation Area)	No Objection 19-02-2010

AW/161/10/TC	Fell 1 No Bay tree within the Craigweil House Conservation Area	No Objection 27-08-2010
AW/124/11/TC	Reduce crown height by 30% & thin by 30% 1no. Bay tree, reduce crown height by 20% & thin by 30% 1 no. Bay tree and fell 1 no. Cupressus Macrocarpa (Goldcrest) within the Craigweil House Conservation Area.	Objection 21-06-2011

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection

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

Letter of Objection from the Craigweil House and its Environs Conservation Area Association. The Committee has examined the documentation and is doubtful that the extensive lopping and topping described can be justified upon grounds of asymmetry or that 40% can be justified in most situations, particularly upon the grounds stated of 'reduce excessive shading and improve structure balance of Holm Oaks'. The symmetry of trees is of nature's making and we feel should be left undisturbed for it is the character of the tree that should not be destroyed except for sound arboricultural reasons. The trees are of considerable age well over 50-60 years and should be treated delicately to prevent harming them and in the interests of good husbandry.

Comments on Representations received:

Parish Council & objection comments noted
See Arboriculturist comments.

CONSULTATIONS

Council's Arboriculturist
Conservation Area Advisory Com

Consultations responses received:

Council's Arboriculturist

The three Evergreen Oaks T5-T7 have been shaped over the years by the prevailing salt laden south-westerly winds to create a windswept and asymmetric tree line. Addressing this natural crown imbalance by pruning them hard from the north east to form individual trees would look odd and out of character and is not a good reason to allow the work, and therefore work to the trees should not be recommended. The TPO review of the trees has highlighted T4, T5, T6 and T7 as worthy of protection and their importance as good landscape features.

Conservation Area Advisory Committee
No objection

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Within the Craigweil House Conservation Area
Tree Preservation Order 2/58

DEVELOPMENT PLAN POLICIES

Arun District Local Plan: [AREA2](#) Conservation Areas

PLANNING POLICY GUIDANCE

SUPPLEMENTARY POLICY GUIDANCE

XXX1	Circular 36/78
XXX2	DETR TPO's A guide to Law and Good Practice

POLICY COMMENTARY

The above policies are general and, other than Circular 36/78 and DETR TPOs, 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 warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application seeks to carry out surgery to four Holm Oak trees. Three are sited to the rear of the property on the southern boundary and are readily visible from the foreshore and provide visual amenity value. The fourth tree is sited adjacent to two bay trees in the centre of the garden on the western side boundary and is not readily visible from the front or rear of the site.

The surgery proposed is to reduce excessive shading and improve the structural balance of the Holm Oaks. T3 is for an all round crown reduction by 20%, T5, T6 & T7 crown reduction of between 20%-25% and reduction to the north east by 20%-40% to reduce crown asymmetry. The Council's Arboriculturist has inspected the trees and has noted that the trees over many years due to south westerly winds have created a windswept and asymmetric tree line. Addressing this natural crown imbalance by pruning to form individual trees would look odd and out of character and should not therefore be recommended.

In view of his comments it is therefore recommended that the application be refused for the following reason.

RECOMMENDATION

REFUSE

- 1 The trees make a significant contribution to the character of the area and the proposed surgery would result in excessive reduction of the tree's landscape impact and would be detrimental to the visual amenities of the locality.