

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

REF NO: AW/171/19/TC

LOCATION: Craigweil Manor
Craigweil
Bognor Regis
PO21 4DJ

PROPOSAL: Crown lift to 5m and selective reduction of prominent overlongs by 1-2m to 1 No. Monterey Cypress tree within the Craigweil Manor, Aldwick Conservation area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
TREES	The trees outlined in this application are located on the eastern section of the Craigweil Manor loop.
SITE CHARACTERISTICS	Dwelling
CHARACTER OF LOCALITY	Residential

RELEVANT SITE HISTORY

AW/38/19/TC	Reduce easterly crown spread by approx 2.5m to historic pruning points and reduce crown height by 1.5m to 3 No. White Poplar trees within the Craigweil House, Aldwick Conservation area.	No Objection 04-03-19
AW/60/18/T	Crown lift No2. Grey Poplars to achieve a 1-metre clearance between the lower canopy and the adjacent wall whilst removing any crossing and rubbing branches located throughout the canopy.	Approve 19-06-18
AW/218/15/TC	Prune back easterly spread by approx 2.5m to 3No. White Poplar trees within the Craigweil House Conservation Area	No Objection 28-08-15
AW/41/13/T	Overall crown reduction of 5 no. Sycamore trees (dealt with as one large canopy) in both height & width by 1m up to 1.5m.	ApproveConditionally 05-04-13

AW/168/11/T	Fell 1 No Ilex Oak tree, fell 2 No Evergreen Oak trees, fell 1 No Bay tree and fell 1 No Holly tree, prune by 25% 2 No White Poplar trees, prune canopy by 25% - 30% to 1 No Sycamore tree	ApproveConditionally 19-09-11
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AW/55/10/T	Lightly crown lift 2 No Evergreen Oak Trees and prune back Easterly growth; fell 1 No Evergreen Oak	ApproveConditionally 22-04-10
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Relevant planning history noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No comment from Aldwick Parish Council.

No objection from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Arboriculturist

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Tree officers comments:

I visited this location on 7th February 2019, from which I am able to determine the aforementioned Town & Country Planning Act 1990 (as amended) s211 Notice.

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

I raise No Objection to the works that have been applied for and see no reason to make a Tree Preservation Order in this instance.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Aldwick Tree Preservation Order (Historic)

Within the Built up Area Boundary

Within the Conservation Area

DEVELOPMENT PLAN POLICES

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 warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Following the comments of 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

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.