

TREE WORKS CONSENT REPORT**REF NO:** **AW/18/10/T****LOCATION:** The Water Tower
 16 Craigweil Manor
 Aldwick**PROPOSAL:** Approx 25% crown reduction & re-shaping and 10% crown thinning to previous pruning points of 1 no. twin stemmed Sycamore tree**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	One no. Sycamore tree
BOUNDARY TREATMENT	Close boarded fencing and wall approximately 1.8m high.
SITE CHARACTERISTICS	The site is a water tower, with a three-four storey element, that has been converted to a residential property.
CHARACTER OF LOCALITY	The site is located within the Craigweil House Conservation Area, dominated by two storey properties of a traditional style.

RELEVANT SITE HISTORY

AW/60/99/T	1) Lightly reduce and thin one mature oak tree 2) reduce and reshape by approximately one third one sycamore tree.	Approve Cond 02-06-1999
AW/268/05/T	Surgery to various trees	Approve Cond 21-12-2005

REPRESENTATIONS**Representations received:**

Aldwick Parish Council

Parish Council representation:

Objection. Members unanimously objected to this application as it stands. However, members did agree that they would support dead wooding and the taking back to previous pruning points.

Other representations:

Comments on Representations received:

Comment on Parish Council representation:

Noted. The application for a 25% crown reduction and re-shaping and 10% crown thinning would equate to the tree being taken back to previous pruning points.

Comment on other representations:

CONSULTATIONS

Horticulturist

Conservation Area Advisory Com

Consultations responses received:

District Arboriculturist:

I can confirm that the work applied for is a repeat of what was applied for in 2006, and is in the interest of the trees continued good maintenance.

Conservation Area Advisory Committee:

No Comment

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area

Within the Craigweil House Conservation Area

Tree Preservation Order

Building of Special Character

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN28	Trees and Woodlands
	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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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 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

This application seeks permission to perform works to a Sycamore tree at The Water Tower, Craigweil Manor.

The proposal seeks to perform a 25% crown reduction and re-shape and a 10% crown thinning to previous pruning points.

The tree is located within the rear garden of the property, and whilst it is not readily visible from the street scene, it is considered to be of intrinsic value to the character and appearance of the Conservation Area.

The District Arboriculturist has been consulted and has advised that the work applied for is a repeat of what was applied for in 2006, and is in the interest of the continued good maintenance of the tree.

It is therefore recommended that the application be approved, subject to the following conditions:

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The work hereby approved shall be undertaken under the supervision of the Local Planning Authority who shall be notified in writing, not less than 7 days before the work commences.

Reason: In order to ensure a satisfactory standard of tree surgery in the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 2 The works hereby approved shall only involve a crown reduction and re-shape by no more than 25%, and a 10% crown thinning to previous pruning points.

Reason: In order to protect the health and appearance of the tree and in the interest of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage in the interests of the visual amenities of the locality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **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.

- 5 **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.