Recommendation Report for Works to Tree(s) on trees subject to a Tree Preservation Order (

REF NO: **AW/18/15/T**

LOCATION: Holly Lodge
3 Barrack Lane
Aldwick

PROPOSAL: Thin crowns by 30%, lift crowns to a height of 2.5 m above ground level, reduce crown to height of ridge line & spread by 5-6m to 2 No. Holm Oak trees & crown thin by 30%, reduce crown to height of ridge line & spread to 5-6m to 1 No. Sycamore tree.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	The 2 Holm Oaks and 1Sycamore the subject of this application.
BOUNDARY TREATMENT	Fencing approximately 1m high to front. Close boarded fencing, mature trees and hedging to rear.
SITE CHARACTERISTICS	The site is a single storey brick faced bungalow with a pitched concrete tiled roof.
CHARACTER OF LOCALITY	The site is located within a residential road of properties of various styles.

RELEVANT SITE HISTORY

AW/13/89/T	Reduce height and spread of one Sycamore and 2 Holly Oaks	ApproveConditionally 20-02-1989
AW/138/97/T	Reduce Evergreen Oaks in height to 6.096m (20ft) from ground level and reduce side growth as appropriate. Reduce Sycamore and thin crown.	ApproveConditionally 28-10-1997
AW/5/05/T	Topping and lopping of 2No Holme Oaks and 1No Sycamore Tree	ApproveConditionally 06-07-2005
AW/242/10/T	Reduce height and spread of crown by 20% - 25% to 2 No Holm Oak trees and 1 No Sycamore	ApproveConditionally 17-12-2010

The current application seeks permission to continue an established management/maintenance regimen for these trees, see AW/242/10/T above.

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Aldwick Parish Council recommend that the Arun Tree Officer is consulted and that his/her response is followed.

Comments on Representations received:

None.

CONSULTATIONS

Arboriculturist

Consultations responses received:

The Arun Tree Officer has commented:

T1 Species: Holm Oak Quercus ilex Height: 10 meters Average Branch Spread: 5 meters Crown Condition: good to fair Form: fair Age Class: early mature
T2 Species: Holm Oak Quercus ilex Height: 10 meters Average Branch Spread: 5 meters Crown Condition: good to fair Form: fair Age Class: early mature
T3 Species: Sycamore Acer pseudoplatanus Height: 11 meters Average Branch Spread: 5 meters Crown Condition: fair to good Form: Age Class: Comments:

- The trees in this application are situated in the high amenity area of Aldwick. The surrounding landscape of this has a rich mix of trees of varying age classes and of a differing species.
- The trees cited in this application are covered by a TPO.
- The tree in this application are situated in a linear near belt along the rear south eastern boundary.
- It is clear from site inspection that the T1, T2, and T3 have had a regime of pruning historically. The applicant has requested to reduce back to the established pruning points.

According to the BS 3998 section 7.7.3, 'follow-up work after crown reduction ..... to maintain the reduced crown as a framework for cyclic management, whereby the new branches are periodically cut back close to their points of origin'. This does mean the recommended management for these trees would be to adhere to the regime of pruning that has already been initiated.

Recommendation:
- As the proposed operation/s is likely to increase the retention span of T1, T2, and T3, I would have no objection to the proposed operation/s.

- The following condition is to be adhered to in completing the proposed operations.

Condition:
Crown Reduction
All side branches to be retained should be at least 1/3rd in diameter of the removed branch. Pruning cuts must be flat and smooth, kept as small as possible by cutting at an optimum angle and should not exceed 100mm in diameter.

REASON: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

Comments on Consultation responses:
Response noted.

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary
Class C Road
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

PLANNING POLICY GUIDANCE

NPPF National Planning Policy Framework

POLICY COMMENTARY

The above policies are general and, other than online National 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 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

The trees are located within the rear garden of the property, however they are of a size that they are visible from the street and surrounding area and as such have significant amenity value. They contribute to the general character of the area and amenity in general, in addition to their contribution to the amenity of surrounding occupiers. Any works carried out to the trees should be done so for the purpose of good husbandry.

The Tree Officer has been consulted and has agreed the works, subject to a condition.

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

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.

2 All side branches to be retained should be at least 1/3rd in diameter of the removed branch. Pruning cuts must be flat and smooth, kept as small as possible by cutting at an optimum angle and should not exceed 100mm in diameter.

Reason: In the interests of the trees continued health and vitality, to accord with current industry guidelines and sound arboricultural practice and to ensure a satisfactory standard of tree surgery in the interests of amenity.

3 The burning of materials obtained by the tree works hereby permitted 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 their wellbeing.

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.