

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

REF NO: **AW/230/14/T**

LOCATION: Sea Mist
 15 Waters Edge
 Aldwick

PROPOSAL: Reduce crowns of 3 No Monterey Cypress trees by 1 metre.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	The Monterey Pine trees the subject of this application but various trees within the site.
BOUNDARY TREATMENT	Front is open with paved driveway. Site is screened by fencing and shrubs approximately 1.8m-2m in height.
SITE CHARACTERISTICS	Detached two storey property with detached double garage to front, balcony over entrance door, rear balcony with extensive glazing to first floor.
CHARACTER OF LOCALITY	Residential cul-de-sac comprising two storey detached properties of various styles and designs.

RELEVANT SITE HISTORY

AW/97/12/T	Reduce crowns by 1.5 metres to 3 No Monterey Cypress trees	ApproveConditionally 15-06-2012
AW/246/86/T	Lop 3 Macrocarpa trees	ApproveConditionally 15-12-1986

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection

Members agreed that the Arun Arboriculturist is consulted regarding the application and that

his recommendations/decision is applied.

Comments on Representations received:

Parish Council comments noted

See Tree Officer's recommendation.

CONSULTATIONS

Arboriculturist

Consultations responses received:

Tree Officer

Species: 3 x Monterey Cypress Cupressus macrocarpa Height: 12 meters (average) Average

Crown Spread: 2.5 meters (average) Crown Condition: fair (average) Form: fair (average) Age

Class: semi mature (average)

The outlined trees in this application is situated at the rear boundary line, of the property Sea Mist, Aldwick. Unfortunately I could not obtain access into this site when I visited (as the occupants were out), so my survey was conducted by what I could see over the neighbour's fence.

It is clear these trees have be systematically trained in top forming a screen at a set height to the end of the property. The pruning operation that is proposed would be another 'cut' cycle on an established routine for these trees. Failure to adhere to this routine would see these 'hedge line' revert back to trees.

It would be therefore my recommendation that this operation is allowed to take place as this the outlined individuals as it will ensure the form of this hedge/screen is retained. The applicant should also follow the conditions set below:

Condition 1: Crown Reduction

The Crown Reduction should not exceed the removal of single branch lengths which are greater than 1m from the periphery of the original crown diameter. The branch removals should leave healthy substantial leaf bearing side branches. 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.

Comments on Consultation responses:

Tree Officer comments noted

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Tree Preservation Order AW/213/10

No Public Sewer

PD Restriction

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

PLANNING POLICY 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 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 3 no. Monterey Pine trees form a group and are the subject of Tree Preservation Order AW/213/10.

They are sited to the rear of the property in the south west corner and form a screen and are readily visible when viewed from the foreshore and of public visual amenity. The trees being sited in an exposed location have previously been reduced the last application being submitted under AW/97/12/T for a crown reduction. This application seeks for a crown reduction of 1m.

The Tree Officer has raised no objection to the pruning operation which would ensure that the tree screen is retained.

It is therefore recommended to approve the application, subject to conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works hereby approved shall involve:

Reduce crowns of 3 no. Monterey Cypress trees by 1m.

The Crown Reduction should not exceed the removal of single branch lengths which are greater than 1m from the periphery of the original crown diameter. The branch removals should leave healthy substantial leaf bearing side branches. 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.

Resson: In order to ensure a satisfactory standard of tree surgery in the interests of retaining good health and amenity.

- 2 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.

- 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.

- 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.