

Recommendation Report for Works to Tree(s) on trees subject to a Tree Preservation Order (**REF NO:** AW/236/15/T**LOCATION:** Stepping Stones
5 Barrack Lane
Aldwick**PROPOSAL:** Reduce crown to height of 2.5m above ground level & cut lateral branches by up to 2.5m to 1 No. Beech tree, reduce side laterals by up to 2.5m & remove dead bough & branches to 1 No. Holm Oak tree & lift crowns to height of 2.5m above ground level & reduce crowns by cutting lateral branches by up to 2.5m to 7 No. Holm Oak trees.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Predominantly flat.
TREES	The subject trees are at the rear and side of the dwelling, the upper parts of many of the trees are visible from Barrack Land and the trees are visible from surrounding dwellings.
BOUNDARY TREATMENT	Mix of fencing with some planting and trees to the side and rear.
SITE CHARACTERISTICS	Chalet type bungalow. The more mature planting is located to the south and east rear of the dwelling.
CHARACTER OF LOCALITY	Residential with established landscaped character, including many mature trees.

RELEVANT SITE HISTORY

AW/277/87/T	Prune and reshape 7 Holm Oaks	ApproveConditionally 30-11-1987
AW/119/92/T	Pruning and reduction in crown size to previous point of topping	ApproveConditionally 02-09-1992
AW/120/95/T	Trimming back overhanging branches of Holm Oak trees and lopping to previous cuts	Refused 30-11-1995
AW/316/05/T	Removing dead wood, pruning and re-shaping to line of 7 No. Holm Oak trees.	ApproveConditionally 26-01-2006
AW/204/11/T	Remove all overhanging branches from 7 No Holm Oak trees	Approve 19-10-2011

BR/402/81/T	To lop one evergreen Oak	ApproveConditionally 17-06-1981
BR/832/83/T	To lop one Oak tree	ApproveConditionally 26-10-1983
AW/213/85/T	Lopping of branches overhanging the garden of 18 Stanmore Gardens	ApproveConditionally 15-01-1986

None.

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection. Members agreed that the Arun Arboriculturist should be consulted regarding the application and that his recommendations/decision be applied.

No representations have been received from nearby occupiers.

Comments on Representations received:

None.

CONSULTATIONS

Arboriculturist

Consultations responses received:

The Councils Tree Officer comments:

T1 Species: Beech *Fagus sylvatica* Height: 9 meters Average Branch Spread: 5 meters
Crown Condition: fair to good Form: fair to good Age Class: mature

T2 -T7 Species: Holm Oak *Quercus ilex* Height: 8 meters Average Branch Spread: 4.5 meters
Crown Condition: fair to good Form: fair Age Class: mature

The trees outlined in this application are located in the rear garden of 5 Barrack Lane.

- For T1, the applicant has applied to reduce crown to height of 2.5 metres above ground level and to cut lateral branches by up to 2.5 metres. From the site inspection it is apparent that T1 has had previous reductions that emulate the proposed reductions.

- For T2, the applicant has applied to reduce side laterals by up to 2.5 metres and remove dead bough & branches. Also the applicant has applied to lift crown to 2.5 metres above ground level & reduce crowns by cutting lateral branches by up to 2.5 metres. Again, from the site inspection it is apparent that T1 has had previous reductions that emulate the proposed reductions.

- For T3 - T7, the applicant has applied to lift crowns to height of 2.5 metres above ground level and reduce crowns by cutting lateral branches by up to 2.5 metres. Again, from the site inspection it is apparent that T1 has had previous reductions that emulate the proposed reductions.

Recommendation:

- No objections to the proposed pruning operations to T1 - T7.
- The following conditions must be adhered to when completing the proposed operations:

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.

Crown Clean

The Crown Clean should consist of deadwood and stub removal where all cuts should be made to the branch collar. Where crossing branches are encountered the weaker branch/branches should be reduced or removed to avoid contact between them. The remaining branch/branches should be shortened as appropriate to relieve 'end weight' and sudden exposure by reducing the leaf bearing branch tips by no more than 30%.

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

Crown Lift

Branches found within the clearance height having diameters greater than 100mm should be shortened and no more than 15% of the leaf bearing growth of that branch should be removed to facilitate the unobstructed free passage of vehicles and pedestrians.

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:

The comments of the Tree Officer can be satisfactorily addressed by conditions.

POLICY CONTEXT

Within Built Up Area
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

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 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 make a contribution to the landscaped setting of the area and therefore to visual amenity generally and to the visual amenity of the occupiers of nearby dwellings in particular.

These works continue an established maintenance regimen for the trees at this site. The works will contribute to the future wellbeing of the trees. The works are not so significant as to result in a significant reduction of the contribution the trees make to the amenity of the area.

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

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 All side branches to be retained must 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 must 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.

- 2 Crown Cleaning must consist of deadwood and stub removal where all cuts must be made to the branch collar. Where crossing branches are encountered the weaker branch/branches must be reduced or removed to avoid contact between them. The remaining branch/branches must be shortened as appropriate to relieve 'end weight' and sudden exposure by reducing the leaf bearing branch tips by no more than 30%.

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

- 3 Branches found within the clearance height having diameters greater than 100mm should be shortened and no more than 15% of the leaf bearing growth of that branch should be removed to facilitate the unobstructed free passage.

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

- 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.