

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

REF NO: **AW/239/15/TC**

LOCATION: 30 Wychwood Close
Aldwick

PROPOSAL: Fell 1No. Pine & 1No. Sycamore & Crown reduction to various trees. within the
Craigwell House Conservation Area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	540.3m ²
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8m close boarded fence.
SITE CHARACTERISTICS	Two storey detached house with garden and driveway to front and garden to rear.
CHARACTER OF LOCALITY	Suburban residential, seaside location characterised by two storey detached and semi-detached properties set back from the road.

RELEVANT SITE HISTORY

None relevant.

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No comments received.

Comments on Representations received:

N/A

CONSULTATIONS

Arboriculturist

Consultations responses received:

Conservation Area Advisory Committee- no objection.

ARBORIST

Comments:

·The trees cited in this application are located in the front and rear garden of 30 Wychwood Close.

·For T1, the applicant has applied to reduce by 0.5 meters. This action is clearly designed to adhere to the established pruning regime.

·For T2, the applicant has applied to reduce by 1 meter. This action is clearly designed to adhere to the established pruning regime.

·For T3, the applicant has applied to reduce the height by 3 meters by 1 meter and the lateral spread by 1 meter. This action is clearly designed to adhere to the established pruning regime.

·For T4, the applicant has applied to reduce the height by 3 meters by 1 meter and the lateral spread by 1 meter. This action is clearly designed to adhere to the established pruning regime.

·For T6, the applicant has applied to fell this specimen. Due to the suppression evident for T6, it would not have the attributes to warrant a TPO order.

·For T8 - T10, the applicant has applied to reduce these specimens by 2 meters. This action is clearly designed to adhere to the established pruning regime.

·For T11, the applicant has applied to reduce the height by 2 meters and reduce the lateral spread by 1 meter. This action is clearly designed to adhere to the established pruning regime.

·For T12, the applicant has applied to reduce the height by 2 meters and to crown lift to 3 meters. This action is clearly designed to adhere to the established pruning regime.

·For T17, the applicant has applied to fell this specimen. Due to the form and the aesthetical value, T17 was not suitable for a TPO order.

Recommendation:

·I would have no objection to the various proposed operations, as they are adhering to an established pruning regime.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Classifications:-

Article 4 direction
Adopted Local Plan
Tree Preservation Order
Conservation Area

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 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

The Council's Arborist has been consulted and has no objection to the works as they follow an established pruning pattern and the felling of the two trees will preserve the health of the majority of the trees and they are not worth of TPOs. The loss of the two trees and the other works are not considered to harm the visual amenity of the surrounding area.

The application is recommended as no objection.

RECOMMENDATION

NO OBJECTION

- 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.