

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

REF NO: **AW/257/14/T**

LOCATION: 2 Grange Lodge
 Aldwick Street
 Aldwick

PROPOSAL: Fell 1 No Beech tree (T1). 6m crown raise to Beech tree (T2) to the north eastern side only and allow 2m clearance buffer off the neighbouring property.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front has hedging approximately 1.2m in height, flint wall approximately 2m to side boundary fronting Aldwick Road, rear has fencing.
SITE CHARACTERISTICS	Detached two storey property with brick elevations, tiled roof with white window frames.
CHARACTER OF LOCALITY	Main road comprising a mixture of residential properties and flats.

RELEVANT SITE HISTORY

AW/93/90/T	Fell one Scots Pine	ApproveConditionally 26-06-1990
BR/152/80/T	To fell 1 No Sycamore	ApproveConditionally 19-03-1980

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Objection

Members strongly objected to the application on the grounds that the proposed reduction to the second Beech tree represents over pruning rather than good husbandry and would affect

the structural integrity of the trees.

1 Letter of Support

Tree is overhanging my property and in high winds the branches beat upon the house and hanging tiles. It casts shadows over one of my bedroom windows and also the only window that faces south in the sitting room.

Comments on Representations received:

Objection comments noted

See consultation from Tree Officer and his recommendation for a lesser reduction.

CONSULTATIONS

Arboriculturist

Consultations responses received:

Tree Officer

The outlined trees in this application are located in the high amenity landscape of Aldwick. The surrounding landscape is stocked with differing tree species and age classes.

The highlighted trees are both situated rear the rear boundary of 2 Grange lodge, and therefore are not that visible to the public from the highway outside.

The applicant has requested to fell T1. This individual is in very poor condition, with over 70% of the crown now dead mass. This does represent the upper third which would suggest apical dominance has been lost, and this tree is beginning to retrench. The continuation of this behaviour will include further die back in the crown as the tree continues to retrench. Any attempt to reduce the deadwood is likely to lead to more stress for the tree, and therefore more chance of further conditions/pathogens becoming present.

Also the applicant has indicated the desire to crown raise T2 by 2 meters and then a further 5 meter crown reduction. This proposed pruning works is in contravene of Section 7.6 of the British Standards 3998:2010, due to more than 30% of the crown works being removed in one pruning operation. After speaking to the applicant personally, we agreed that a 6 meters crown lift up the North Eastern Side and a buffer zone is put in place to keep the upper crown away from the neighbour's property would be a far more suitable pruning operation to perform on this individual

It would be my recommendation that T1 should be allowed to be felled as it very poor condition, and is unlikely to recover back to the form and amenity value that was offered and now has been lost. The applicant has already planted an Ash standard as a suitable replacement for this tree.

It would also be my recommendation that the proposed pruning works for T2 should not be allowed to take place as it is likely to have a detrimental effect on the host trees health and amenity value. I would like to recommend a 6 meters crown raise to the North Eastern side only, and also allow a 2 meter clearance (buffer) off the neighbour's property of the rest of the upper crown area.

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.

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.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Class C Road
Tree Preservation Order
Building of Special Character

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 2 no. Beech trees are sited in the rear garden of the property and are not readily visible to the front on the site in Aldwick Street and are not considered to be of public visual amenity value.

The application seeks to fell one Beech tree T1 and reduce crown by 5m to the second Beech tree T2. Tree T1 is in close proximity to the neighbouring property No 20 Lodge Court and is in a very poor condition with over 70% of the crown now dead mass.

The Tree Officer has inspected the trees and has raised no objection to the felling of T1. However, he has raised an objection to the crown reduction of 5m of Beech tree T2 which relates to more than 30% of the crown works being removed in one pruning operation. He has recommended that a 6m crown lift up the north eastern side and a 2m clearance off the neighbour's property would be more appropriate.

The applicant has been consulted and is happy to accept the recommendation. Two replacement trees have already been planted in lieu of the Beech tree.

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

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works hereby approved shall involve:

Beech T1 - Fell.

Beech T2 - 6m crown raise to the north eastern side only. 2m clearance (buffer) off the neighbours property of the rest of the upper crown area.

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.

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.

All works to be carried out in accordance with BS3998:2010 Recommendations for Tree Works.

Reason: In order to ensure a satisfactory standard of tree surgery in the interests of the trees continued health and vitality and in the interests of 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.