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

REF NO: **AW/259/13/T**

LOCATION: Blue Haze
14 The Drive
Craigweil

PROPOSAL: Crown thin by 10% 1no. Oak Tree

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	The Oak tree the subject of this application.
BOUNDARY TREATMENT	Rear and side boundaries has close boarded fencing + hedging approximately 1.8m-2m in height.
SITE CHARACTERISTICS	Detached bungalow with conservatory on rear. Detached double garage to front with paved driveway. The property has brown brickwork, brown tiled roof with white window frames.
CHARACTER OF LOCALITY	Within the Craigweil House Conservation Area. Private residential estate with detached properties of various styles and designs.

RELEVANT SITE HISTORY

AW/322/87/T	Lop and shape one oak Reduce one holly	ApproveConditionally 14-12-1987
AW/18/93/T	Deadwood one oak tree	ApproveConditionally 02-04-1993
AW/152/01/T	10-15% crown reduction and removal of dead wood to one Oak tree, and fell one Silver Birch tree.	ApproveConditionally 14-09-2001
BR/484/83/T	To lop one oak tree	ApproveConditionally 06-07-1983

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection
Members agreed that the Arun Arboriculturist is consulted regarding this application and that his professional recommendations/decision is applied.

Comments on Representations received:

Noted
See Arboriculturist's recommendation.

CONSULTATIONS

Council's Arboriculturist
Conservation Officer

Consultations responses received:

Council's Arboriculturist
I have inspected the English Oak tree and do not regard the trim or thin by 10% as necessary. The tree has been reduced in previous years and appears to be recovering from the heavy reduction.

The English Oak appears healthy and there is no apparent arboricultural reason for crown reduction/thinning and therefore the application should be refused consent.

Conservation Area Advisory Committee
No objection

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Tree Preservation Order
Within the Craigweil House Conservation Area
Article 4 Direction

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

SUPPLEMENTARY POLICY GUIDANCE

XXX2	DETR TPO's A guide to Law and Good Practice
XXX3	Good Planning Practice Guide on Tourism

POLICY COMMENTARY

The above policies are general and, other than Circular 36/78 and DETR TPOs, 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 Oak tree is sited in the rear garden on the western side boundary. It is not readily visible to the front of the site but visible to neighbouring properties to the rear in Fishermans Walk and Craigweil Manor.

The application seeks for a crown thin by 10% as the tree is overhanging the rear boundary of 5 Fishermans Walk and the neighbour has requested that overhanging branches be reduced. Surgery to the tree has been carried out in the past.

The Council's Arboriculturist has inspected the tree and has reported that the tree appears healthy and has been heavily reduced in previous years with marginal regrowth and is trying to recover and restore crown density and balance. A crown/thin reduction would adversely affect this process and it is therefore not recommneded.

In view of his comments the application is recommended for refusal.

RECOMMENDATION

REFUSE

1 The English Oak tree which appears to be in a healthy condition makes a significant contribution in the local landscape. In the absence of any arboricultural justification the proposed works would reduce the tree's landscape impact.and undue detriment to the visual amenities of the locality.