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

REF NO: **AW/26/15/TC**

LOCATION: Long Furlong
30 The Drive
Aldwick

PROPOSAL: Reduce crrown of 1 No. Poplar tree by up to 3m & reshape & reduce crown height by 1.5m to 1 No. Sycamore tree within the Craigweil House Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat
TREES	The 2 trees the subject of this application.
BOUNDARY TREATMENT	A mixture of fencing, brick wall(s) and mature planting, including some trees.
SITE CHARACTERISTICS	The site is occupied by a detached two storey dwelling at the end of a small 'close' type group of dwellings.
CHARACTER OF LOCALITY	Within the Craigweil House Conservation Area. Private residential estate comprising detached properties on large plots of various styles and designs.

RELEVANT SITE HISTORY

AW/135/94/T	Lop 7 Sycamore & 2 Poplar trees	ApproveConditionally 14-11-1994
AW/1/07/T	Reduce crown by 25% of 1 no Holm Oak, and reduce crown height by 1.5m of 1 no Sycamore	ApproveConditionally 16-02-2007
AW/42/11/T	Reduce crown by 25% to 1 No Poplar; reduce crown by 15% to 1 No Holm Oak and reduce crown by 20% to 1 No Sycamore	ApproveConditionally 11-04-2011

None

REPRESENTATIONS

Representations received:
None

Comments on Representations received:
N/A

CONSULTATIONS

Arboriculturist
Conservation Officer

Consultations responses received:
This Council's Tree Officer comments that:

This outlined tree is located in rear garden of 30 the drive, Craigweil Manor. This private estate with a comprehensive planting regime, with individuals from a wide range of species and age classes.

The trees highlighted in this application are not covered by an active TPO/s, they are however situated in a conservation area.

The applicant has expressed the desire to reduce T1 by 3 meters. The applicant has also applied to reduce T2's the height by 1.5 meters.

The proposed operations are unlikely to have a lasting effect on the longevity and/or the atheistical value offered by T1 and T2.

Both T1 and T2 have a fair overall form. Both trees also are in a fair condition; however they cannot be seen from the main highway. Both trees would not have the attributes to warrant TPO orders.

Recommendation:

The trees outlined in this application do not have the merits to warrant a TPO order. For this reason I would have no objection to the proposed operations by the applicant.

Conservation Area Advisory Committee: No objection.

Comments on Consultation responses:
Consultee comments noted.

POLICY CONTEXT

Designations applicable to site:-
Conservation Area
Adopted Local Plan
Tree Preservation Order
Art 4 Direction

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

PLANNING POLICY GUIDANCE

NPPF National Planning Policy Framework

POLICY COMMENTARY

Development Plan policies are not specific to trees. National Planning Policy Guidance under

references ID 36-090-20140306 and ID 36-091-20140306 is relevant.

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

These trees are located to the rear of the dwelling and the application seeks permission for what are considered to be maintenance/husbandry works. These works will not prejudice the future wellbeing of the trees. There is very limited impact on visual amenity.

The trees are judged to not be suitable for a Tree Preservation Order and as such there can be no objection to the works specified.

Therefore, it is recommended that no objection is raised in relation to the proposed works.

RECOMMENDATION

NO OBJECTION