TREE WORKS CONSENT REPORT

REF NO: **AW/276/11/T**

LOCATION: 6 St Richards Drive (Ashridge)
Aldwick

PROPOSAL: Crown reduction and thinning of 1 no Ash tree.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 759 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	The Ash tree the subject of this application.
BOUNDARY TREATMENT	Front has dwarf wall + hedging approximately 1.5m in height, rear has close boarded fencing approximately 1.8m in height, side boundaries mixture of close boarded fencing + hedging approximately 1.8m-2.5m in height.
SITE CHARACTERISTICS	Detached two storey chalet with dormers on both sides, conservatory on rear, detached garage on east side. The property has red brickwork, wooden cladding on dormers and upper level with a red tiled roof.
CHARACTER OF LOCALITY	Residential comprising detached properties of various styles and designs. No 8 is same design as No 6.

RELEVANT SITE HISTORY

AW/6/02/T	Lopping of three trees	Approve Cond 22-02-2002
AW/153/04/T	Application to remove the south main stem of 1no Field Maple	Refused 20-08-2004
AW/120/85/T	To lop five trees	Approve Cond 11-09-1985

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

CONSULTATIONS

Council's Arboriculturalist

Consultations responses received:

Council's Arboriculturist
The proposal to lop the mature Ash is excessive and not acceptable. However, I understand the need for the applicant to have the mature tree reduced in size to remove the overhang branches away from the conservatory. The tree also grows from a raised border where some of its supportive roots have become prominent and exposed.

Selective branch removal seen as a combination of crown reduction and thinning known as 'drop crotching' could be successfully carried out where the wound sizes should be restricted to a minimum diameter of 10cm. Those crown areas which protrude beyond the natural flow of the crown perimeter should be pruned more so, including that which overhangs the conservatory, to create a flowing and balanced outline as viewed from the highway. The pruning method would retain a high proportion of leaf budding, restricting wound sizes for quicker occlusion/healing by callus where the tree would respond and recover without adversely affecting its overall health and condition.

Comments on Consultation responses:

Comments noted
The applicant has been consulted and is happy to accept this recommendation and the proposed application has been amended accordingly.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Tree Preservation Order 2/58
No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

SUPPLEMENTARY POLICY GUIDANCE

XXX1	Circular 36/78
XXX2	DETR TPO's A guide to Law and Good Practice

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 mature Ash tree is sited in the rear garden and adjacent to a Field Maple tree and in close proximity to the rear conservatory. It is not readily visible from the front of the site in St Richards Drive and not of significant public visual amenity.

The application seeks to crown reduce and reshape the entire canopy which would relate to a 40%-50% reduction and would match the height and size of the adjacent Field Maple tree. The Council's Arboriculturist has inspected the tree and has raised an objection to the reduction as it is excessive. He has recommended a crown reduction by selective branch removal which is a combination of crown reduction and thinning with additional pruning on the area that currently overhangs the conservatory. The applicant has been consulted regarding this work and is happy to accept the Arboriculturist's recommendation and the application has been amended accordingly.

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

RECOMMENDATION

APPROVE CONDITIONALLY

1 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 in accordance with policy GEN7 of the Arun District Local Plan.

2 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 in accordance with policy GEN7 of the Arun District Local Plan.

3 The proposed surgery shall involve:

Crown reduction and thinning (known as 'drop crotching') for selective branch removal with wound sizes being restricted to a minimum diameter of 10cm. Crown areas which protrude beyond the natural flow of the crown perimeter to be pruned back more

including areas which overhang the conservatory. All works shall be carried out in accordance with BS3998:1989 Recommendations for Tree Work.

Reason: In order to ensure a satisfactory standard of tree surgery in the interests of amenity.

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 amendd) 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.

6 INFORMATIVE: The surgery as approved has been agreed by the Council's Arboriculturist, Mr Brewster. If you need guidance or clarification regarding this work please contact him direct on 01903-737982.