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

REF NO: **AW/283/14/TC**

LOCATION: 227 Manor Way
Aldwick

PROPOSAL: Fell 1 no. Holm Oak within the Aldwick Bay Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	The Holm Oak tree the subject of this notification but various trees within and around the site.
BOUNDARY TREATMENT	Front boundary has wall + wooden access gates approximamtely 1.5m in height, side boundaries a mixture of close boarded fencing and hedging approximately 1.8m-3m in height.
SITE CHARACTERISTICS	Detached two storey L-shaped property with double garage on east side. The property has reddish/brown brick walls with brown window frames.
CHARACTER OF LOCALITY	Within the Aldwick Bay Conservation Area. Aldwick Bay Private Estate comprising two storey properties on large plots of various styles and designs, some of notable character.

RELEVANT SITE HISTORY

AW/68/08/TC	Application to trim 1 x Evergreen Oak within the Aldwick Bay Conservation Area.	No Objection 25-04-2008
AW/315/13/TC	Reduce crown by 1 metre to 1 No Evergreen Oak tree within the Aldwick Bay Conservation Area.	No Objection 13-01-2014

REPRESENTATIONS

Representations received:

Aldwick Parish Council
Awaited

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer
Arboriculturist

Consultations responses received:

Conservation Officer
Awaited

Tree Officer

Species: Holm Oak Quercus ilex Height: 8 meters Average Crown Spread: 2.5 meters Crown Condition: good Form: fair to good Age Class: early mature

The outlined tree is situated in the high amenity area of Aldwick bay private estate. It is standing in the front garden of 227 Manor way towards the eastern boundary. This estate has a rich mix of differing species and varying age classes.

This outlined tree is an established double or French pollard, with the initial pollard point at 0.75 meters and the second pollard point at the upper crown area at 7.5 meters. This is quite unusual to find a Holm oak with this growth habit.

This tree is in good overall condition, with clear evidence of healthy annual growth present. This would indicate this tree has a good retention span. Also there was no evidence of pathogens, die back or any other negative conditions acting upon this specimen.

The applicant has requested the felling of this tree citing the alleged damage to the drive at 227 Manor way. To address this issue, there are numerous products that can be employed to mitigate the alleged damage to the driveway (such as membranes, root barriers etc.).

Further, I assessed this tree for its worthiness for TPO protection. This individual scored a 12 on the TEMPO form. This does mean this tree is suitable for a TPO order.

It would therefore be my recommendation that this tree is retained under TPO protection as there are no unsolvable arboricultural reasons/factors cited for the felling of this individual. The issues raised on the application can be militated against, such as the alledged distortion of the driveway.

Conservation Area Advisory Committee
Holm Oak tree makes a positive contribution to the street scene.

Comments on Consultation responses:

Tree Officer and Conservation Area Advisory Committee comments noted.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Within the Aldwick Bay Conservation Area

Tree Preservation Order 2/58

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	AREA2	Conservation Areas
Publication Version of the Local Plan (October 2014):	HER DM3	Conservation Areas

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 Holm Oak tree is sited in the front garden on the eastern side boundary and is visible within the street frontage and of visual amenity value.

Surgery to the tree has previously been approved under AW/68/08/TC and AW/315/13/TC. The notification seeks to fell the tree as the applicant has stated that it is too large and causing damage to the driveway with constant leaf drop all year round. The Tree Officer has inspected the tree which is in good condition and there is evidence of healthy annual growth. He has raised an objection to the felling as it is worthy of a Tree Preservation Order and the alleged damage to the driveway could be remedied by other measures.

It is therefore recommended that an objection be raised to the felling and a Tree Preservation Order be made.

RECOMMENDATION

OBJECTION