

**Recommendation Report for Works to Tree(s) on trees subject to a Tree Preservation Order (****REF NO:** AW/41/13/T**LOCATION:** Craigweil Manor  
The Drive  
Aldwick**PROPOSAL:** Overall crown reduction of 5 no. Sycamore trees (dealt with as one large canopy) in both height & width by 1m up to 1.5m.**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                                                                               |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | As above                                                                                                                                                                                                                                                                                      |
| SITE AREA                   | N/A                                                                                                                                                                                                                                                                                           |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                                                                                           |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                                                                                                            |
| TREES                       | The five Sycamore trees the subject of this application.                                                                                                                                                                                                                                      |
| BOUNDARY TREATMENT          | Site is surrounded by close boarded fencing and walls approximately 1.8m in height.                                                                                                                                                                                                           |
| SITE CHARACTERISTICS        | Three storey block of apartments, grassed area in front of building with gravel driveway. Block of garages to serve apartments to west of site. The apartments have juliette balconies on the front elevation, the walls have painted brickwork, brown window frames with a brown tiled roof. |
| CHARACTER OF LOCALITY       | Within the Craigweil House Conservation Area. Private residential estate comprising predominantly detached properties of various styles and designs.                                                                                                                                          |

**RELEVANT SITE HISTORY**

|            |                                                                                                                                          |                                     |
|------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| AW/63/93/T | Deadwood 5 sycamores and 2 evergreen oaks. Fell 2 white poplars                                                                          | Approve Conditionally<br>22-06-1993 |
| AW/3/96/T  | Prune back one lower branch of 1 Evergreen Oak Tree. Prune 2 Evergreen Oak Trees. Semi-pollard and remove dead wood of 3 Sycamore Trees. | Approve Conditionally<br>01-03-1996 |
| AW/41/96/T | Reduce and reshape by approx 1/3rd 1 Sycamore tree                                                                                       | Approve Conditionally<br>26-04-1996 |

**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:**

Comments noted

See Arboriculturist recommendation.

**CONSULTATIONS**

Council's Arboriculturist

Conservation Officer

**Consultations responses received:**

Conservation Officer

Awaited

Council's Arboriculturist

The application refers to reducing the Sycamore trees by 1.5m taking them back to where they were previously pruned. The regrowths from the previous pruning/lopped points are however greater in length at 3-4m. If the pruning cuts are restricted to above those lopped points then this should not create unnecessarily large wounds and a suggested condition has been provided with this in mind.

Conservation Area Advisory Committee

No comment.

**Comments on Consultation responses:**

Comments noted

**POLICY CONTEXT**

Designation applicable to site:

Built Up Area Boundary

Tree Preservation Order

Within the Craigweil House Conservation Area

Area of Special Character

Art 4 Direction

**DEVELOPMENT PLAN POLICIES**

Arun District Local Plan:

[AREA1](#)

[AREA2](#)

[GEN2](#)

Areas of Special Character

Conservation Areas

Built-up Area Boundary

**PLANNING POLICY GUIDANCE**

NPPF

National Planning Policy Framework

**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**

There are many mature trees within and around the site and the application seeks to reduce the overall crown by 1.5m to five sycamore trees.

The five Sycamore trees form a group and are located to the front of the apartments adjacent to the garages. They are of a significant height and spread and are considered to be of visual amenity value. The trees have previously been reduced and the proposed reduction will take them back to where they were previously pruned.

The Council's Arboriculturist has inspected the trees and has raised no objection provided that the crown reduction should not exceed the removal of branch lengths below the previous pruning/lopped points.

It is therefore recommended that the application be approved, subject to 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.

- 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.

- 3 The works hereby approved shall involve the Crown Reduction of 5 no. Sycamore trees:

The Crown Reduction should not exceed the removal of branch lengths below the previous pruning/lopped points.

Side branches which bear healthy multiple lead/bud bearing growths below the knuckle points or which are 1/3rd or greater in diameter of the removed branch should be retained.

Wounds created by the removal of the multiple branch growths must not exceed 70mm in diameter.

All works shall be carried out in accordance with BS3998:2010 Recommendations for Tree Work.

Reason: In order to ensure a satisfactory standard of tree surgery in the interests of retaining good health and 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 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.