AW/6/06/T

TREE WORKS TO TPO TREES REPORT

DESCRIPTION/ ADDRESS	-	Removal of selected lower limbs, dead wooding and 10-15% crown reduction to 5 No. Monterey Pine trees. 227 Manor Way, Aldwick Bay Estate, Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 0.26 of a hectare
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	There are numerous other trees of varying type and size, other than the five that form the subject of this application. However, the five are largely in isolation to the rear of the property.
BOUNDARY TREATMENT	The boundaries to front consist of close boarded fencing at approximately 1.5 metres and a red brick wall with wooden panelling at approximately 2 metres in height. To rear the boundaries are composed of close boarded fencing at approximately 1.8 metres and supplemented by vegetation at over 2 metres in height.
SITE CHARACTERISTICS	A two storey detached property with red brick elevations. The roof is hipped with brown tiles. There is a detached double garage to side.
CHARACTER OF LOCALITY	Situated within the Private Aldwick Bay Estate, there are similar two storey detached properties on large plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AW/334/87/T	Fell 3 Pines	Approved conditionally 04-01-1988
AW/42/95/T	Various works to trees on south east boundary including felling of Macracarpas	Approved conditionally 09-06-1995

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	No objection
Conservation Area Advisory Committee	No comment.
One letter of support	Overhanging branches to the property of 33 Colts Bay and these are considered dangerous.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Council's Arboriculturalist	I agree with the removal of selected lower limbs if they are dead or in a dangerous state. The crown reduction is not appropriate unless again the crown has dangerous boughs in it.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Archaeological Interest Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1
Arun District Local Plan : GEN7
DETR TPO's : A Guide to the Law & Good Practice

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies are general and, other than Circular 36/78 and DETR TPO's, are not specific to trees.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

Noted. However, the Council's Arboriculturalist does not consider the trees to be dangerous and to warrant the proposed surgery, other than dead wooding.

ASSESSMENT OF PROPOSAL

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 determined with regard to public visual 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 or legislative background.

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CONCLUSIONS

The five Monterey Pine trees are situated to the rear of the property but given that all are over 10 metres in height can also be viewed from the road. The trees are of considerable maturity and therefore contribute to the distinctive vegetation pattern on the Aldwick Bay Estate.

The Council's Arboriculturalist considers that surgery is only required if the trees are dangerous. In particular, the removal of selected lower limbs and crown reduction are acceptable only if in a dangerous state. Crucially, in the arboriculturalist's estimation, the five Monterey Pine trees are not considered dangerous. This renders the proposed surgery as unacceptable due to principally arboricultural reasons.

If the dead wooding of the five trees is considered necessary, then this can be undertaken without a planning application. This will enable satisfactory maintenance of the trees in the interests of good arboricultural management and also partially remedy the issue of safety.

It is therefore recommended that this application be refused for the following reason set out overleaf.

ALDWICK

AW/6/06/T

Removal of selected lower limbs, dead wooding and 10-15% crown reduction to 5 No. Monterey Pine trees.

227 Manor Way
Aldwick Bay Estate
Bognor Regis

RECOMMENDATION

Refuse

1 The trees are a significant feature in the local landscape and appear to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality, in conflict with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.