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TREE WORKS TO TPO TREES REPORT

DESCRIPTION/ ADDRESS	-	Trim branches of 1 x Hawthorn and 1 x Holm Oak. 216 Manor Way, Aldwick.

THE SITE AND ITS SURROUNDINGS

SITE AREA	1358 square metres approximately.
TOPOGRAPHY	Predominantly flat.
TREES	Number of trees on and around site.
BOUNDARY TREATMENT	1m high red brick walling to front and 1.8m high close boarded fencing to rear boundaries.
SITE CHARACTERISTICS	Two storey detached dwelling with red/brown brick elevations, hipped roof with brown/red tiles, rear extensions and double garage to front.
CHARACTER OF LOCALITY	Site is on a private residential estate, the area can be characterised predominantly by two storey detached properties sited within relatively spacious plots, each has a relatively large front garden and the dwellings are set back from the street. Manor Way has grass verges to either side of the street.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Council's Arboriculturalist	No objection - Hawthorn – removal of dead wood and general tidying up recommended. Holm Oak – the tree is situated in the back garden and is in Southern Water's compound. This is a massive tree and has had surgery done on it recently to reduce it in height and in spread. Mr Brooks was suggesting that it should be cut really hard back so as to keep it clear of his outbuildings. Not necessary in this situation. As it would be rather drastic. The tree should be pruned back to the boundary and the crown thinned and this reduction should go all the way round the tree to balance it.
Conservation Area	No comment.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Advisory Committee	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Designated Conservation Area Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, CH4
Arun District Local Plan : GEN7, AREA2

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
Circular 36/78 DETR TPO's - A Guide to the Law & Good Practise

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 and agreed

COMMENT ON REPRESENTATIONS RECEIVED

None

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 and/or legislative background.

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CONCLUSIONS

Site is on a private residential estate, the area can be characterised predominantly by two storey detached properties sited within relatively spacious plots, each has a relatively large front garden and the dwellings are set back from the street. Manor Way has grass verges to either side of the street and is tree lined.

The Hawthorn tree is sited within the front garden and although it does make a contribution to the street scene, it is not considered to have significant public visual amenity value. The Council's Arboriculturalist has recommended that very little is done to the tree apart from the removal of dead wood from the tree and general tidying up by reducing the crown by a maximum of 25%.

The Holm Oak is of significant height and maturity and is sited within the Southern Water's compound adjacent to the applicant's rear garden. The tree is considered to have significant public visual amenity value. The trees branches overhang the side boundary the Council's Arboriculturalist has recommended that the tree should be pruned back to the boundary and the crown thinned and this reduction should go all the way round the tree to balance it.

It is therefore recommended the application should be approved, subject to the conditions set out overleaf.

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Trim branches of 1 x Hawthorn and 1 x Holm Oak

216 Manor Way
Aldwick

RECOMMENDATION

Approve Conditions

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 pollicies DEV1 of the West Sussex Structure Plan and 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 The works hereby approved shall invove only the reduction of the crown of the Hawthorn tree by a maximum of 25% and the removal of any deadwood and the crown of the Holm Oak shall be thinned and pruned back the western boundary of number 216 Manor Way, the reduction shall go all the way round the tree to balance the tree and any deadwood shall be removed.
All works shall be carried out in accordance with BS 3998: 1989 Recommendations for Tree Works.

Reason: In order to ensure a satisfactory standard of tree surgery in the interests of amenity in accordance with policy DEV1 of the West Sussex Structure Plan and policy GEN7 of the Arun District Local Plan.

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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.