NOTIFICATION OF WORKS TO TREES IN A CONSERVATION AREA REPORT

REF NO: A/100/08/TC

LOCATION: Church View
1 Cottrell Close
Angmering Village

PROPOSAL: Crown 1 no. Eucalyptus tree within the Angmering Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 1582 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	There are a number of trees within the curtilage of the site, mostly concentrated to the boundaries with small ornamental trees on the north and south boundaries and larger, more densley planted trees on the western boundary.
BOUNDARY TREATMENT	The site is enclosed by approximately 1.8 metre high timber closed board fencing which is fronted by intermittent small trees on the north and south and densley lined with trees on the west.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow with a tiled cross-gable roof and red/brown brick elevations. There is a detached gable roof garage in advance of the main building and a large rear garden.
CHARACTER OF LOCALITY	The site is located on a residental cul-de-sac which is set back from Angmering High Street. The properties on the cul-de-sac are arranged around a central square. The front of the houses are open plan with the rear gardens backing onto houses on Angmering High Street and having dense tree screening on the boundaries adjacent to it.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:
Angmering Parish Council

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report

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Officer

Horticulturist - Mr Everson

Chairman - Conservation Area Advisory Committee

Consultations responses received:

Council's Arboriculturalist: I have no intention of placing this particular tree under a Preservation Order as it is not a major tree and is inapprpriate to the area.

Council's Conservation and Design Manager: I would be guided by the views of the Council's Arboriculturalist.

Conservation Area Advisory Committee: No comment.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area
Within Conservation Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
	CH4	Conservation Areas and Historic Towns and Villages
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN28	Trees and Woodlands
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

	Circular 36/78
	DETR TPO's A guide to Law and Good Practice
PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment

POLICY COMMENTARY

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

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 211(1) of the Town and Country Planning Act 1990 states:-
'Subject to the provision of this section and Section 212, any person who, in relation to a tree to which this section applies, does any act which might by virtue of Section 198(3)(a) be prohibited by a Tree Preservation Order shall be guilty of an offence.'
It is a defence to have provided notification to the Local Planning Authority 6 weeks in advance of any works. This is to enable the Local Planning Authority time to consider making a Tree Preservation Order.

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 Eacalyptus tree is located towards the far end of the rear garden of the property. Despite its size, it is not visually prominent within the Conservation as it is surrounded by buildings, therefore it is not providing a great contribution towards the character and appearance of the surrounding area.

The tree is not of any special value in terms of its size and stature or as an example of its species and therefore, gollowing consultation with the Council's Arboriculturalist, it is not deemed to be of a value worthy of having a Tree Preservation Order placed on it.

It is therefore recommended that no Tree Preservation Order or objection be made and surgery should proceed as per the application.

RECOMMENDATION

NO OBJECTION