

Recommendation Report for Works to Tree(s) on trees subject to a Tree Preservation Order (TPO)

REF NO: A/112/19/T

LOCATION: Acorns
Arundel Road
Angmering
BN16 4ET

PROPOSAL: Remove large lower bough on southern aspect by approx 4m to 1 No. Oak tree.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
TREES	The tree outline in this application is located in the grounds of Acorns.
SITE CHARACTERISTICS	Dwelling.
CHARACTER OF LOCALITY	Residential.

RELEVANT SITE HISTORY

A/142/18/T	Crown lift of approx 2.5m to 2No Oak trees & crown thin of 25% to 2No. Willow trees.	ApproveConditionally 04-01-19
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Relevant site history noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council
No objection.

No representation from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

This tree appears to be outwardly in a fine physiological state and stable. It is a woodland fringe tree but nonetheless presents an attractive crown profile.

Evidence of recent and past large limb failures suggest this tree has a propensity for/is vulnerable to - shedding large parts on its south-facing aspect. There is no obvious sign of decay causing organisms around the fracture points.

The work description is open to interpretation, as it talks about removal as well as specifying an extent in meterage, the latter normally being associated with reduction.

To clarify, I consider the work proposal describes a reduction of the obvious low south-tending scaffold limb by a maximum of 4metres in length.

The removal of dead branches and stubs is an exception and does not require permission, although there is ecological value in the retention of old fractured limb stubs and deadwood where safe to do so.

The applicant has expressed concern about the ongoing risk of harm presented by this tree, following advice from a local tree surgeon. I understand this concern, as the historically unpredictable nature of large limb failures in close proximity to a dwelling is clearly intolerable.

Conclusions:

·The work proposed has been justified on arboricultural grounds and will not incur a loss of public amenity.

Recommendations:

·I recommend CONSENT for this application, subject to the following conditions:

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Outside the Built Up Area Boundary.
Tree Preservation Orders
Area of Special Control
WSCC Mineral Consultation Area

DEVELOPMENT PLAN POLICIES

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice 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

Following the comments of the Tree Officer, it is recommended consent be granted subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1
 - Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
 - Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

- See also the standard pruning guidance notes issued with the consent letter

- 2 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.
- 3 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.