TREE WORKS CONSENT REPORT

REF NO: A/136/08/T

LOCATION: Pinehurst
West Drive
Angmering

PROPOSAL: Reduce crown of one Sycamore tree by 30%

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Site slightly higher than the road.
TREES	Evergreen Fir close to Sycamore adjacent to the boundary. Mix of other trees along the boundary of South drive.
BOUNDARY TREATMENT	There is a brick wall approximately 1m high to the front of the site.
SITE CHARACTERISTICS	The property is a detached two storey building. Newly built house red brick with plain red tiled roof. The Sycamore tree is located on the boundary to the front garden of the house.
CHARACTER OF LOCALITY	The surrounding area has a mix of detached residential houses. The site is on a corner plot. The highways surrounding the site are private roads. The plots within this area are large which do not over look one another.

RELEVANT SITE HISTORY

A/55/97/T	Remove lower branches of 1 Sycamore tree, dead-wood and thin crown	Approve Cond 11-07-1997

REPRESENTATIONS

Representations received:
Angmering Parish Council
Awaited.
Comments on Representations received:
None

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report

CONSULTATIONS

Horticulturist - Mr Everson

Consultations responses received:

Council's Arborist:

The tree is under stress and diseased with a fungal infection, though there was no sign of fruiting bodies around the base of the tree at the time of the visit. The seed keys are still hanging on the tree where they were produced last summer, this would indicate a stoppage of water supply to the branch structure point where leaf and seed of tree are produced. Causing subsequent growing problems in future seasons. The application is for a 30% reduction, which is suggested as the only way to bring the tree back to any reasonable health.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Built-up area boundary
Tree Preservation Order TPO/2/95/A

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

	PPS1	Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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

The tree is located on the boundary to West Drive within the curtilage of a detached residential house. The proposal is the 30% reduction of a Sycamore tree on the the principal elevation of the site. The tree is of significant height and is clearly visible from the highway. The tree is within 5m's of West Drive. The tree has had prior reductions to it.

The council's Arborist has been consulted, who has commented that the tree is under stress and diseased with a fungal infection. The reduction of 30% would be the only way of bringing this tree back to any reasonable health.

The works proposed appear to be for good husbandry purposes. It is therefore recommended that the application is granted consent subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

1 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.

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

3 The works hereby approved shall involve the 30% reduction and the removal of dead wood.

All works shall be carried out in accordance with BS 3998: 1989 Recommendations for Tree Work.

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