

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

REF NO: A/192/21/T

LOCATION: Field House
The Thatchway
Angmering
BN16 4HJ

PROPOSAL: Crown lift 1 No. Turkey oak (T1) to 7m.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
TREES	One Turkey Oak tree (T1) to front garden
SITE CHARACTERISTICS	Residential dwellinghouse
CHARACTER OF LOCALITY	Residential.

RELEVANT SITE HISTORY

A/6/13/T	Reduce entire crown to 1No. Turkey Oak by 3 metres.	ApproveConditionally 03-04-13
A/138/10/T	Lopping of lower limbs to 1x Oak tree	Refused 26-11-10
A/126/00/T	Lopping of lower limbs to one Turkey Oak tree.	ApproveConditionally 28-12-00

Noted

REPRESENTATIONS

Parish Council - No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Tree Officer- Consent to works

Outwardly and from a distance (roadside) this tree appears to be in a fine physiological state and assumed to be so in the absence of any evidence provided to the contrary.

It is a large and imposing tree but appears harmonious with surroundings. Some low pendulous smaller branches may interfere with driveway access and encroach towards the detached garage roof.

Crown lifting to 7metres on all aspects and back to the main stems (which must be considered as the proposal) would be detrimental to the tree's appearance and likely exceed the requirements of British Standard 3998:2010 Tree Work-Recommendations.

It is acknowledged that the intent is to focus attention on the southern aspects, but a distinction between small diameter problematic branches (in this instance most are 'droppers' - see pruning guidance note) and heavier low limbs of no obvious concern, is important here.

It grows at the front of the property and presents a visually impressive crown profile. It is visible from surrounding properties and to those accessing rights of way, public highway and church land. As such, it has amenity value.

Conclusions:

The principle of work proposed is justifiable on arboricultural grounds. This is a specimen tree of significant visual amenity and can be carefully pruned to maintain reasonable enjoyment of residential property with respect for natural tree form.

An appropriately worded condition should be employed to guide and ensure the result of crown lifting work both improves conditions for the occupier(s) and does not harm ongoing health and vitality of the tree.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Outside Built Up Area Boundary

TPOs

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 be weighed in the balance with the Development Plan.

CONCLUSIONS

Having regards to the comments from ADC Tree Officer, it is concluded to conditionally approve the works mentioned above.

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.
 - The diameter of all 'final cut' pruning wounds must not exceed 75mm in diameter.

Reasons: In the interest of the tree's continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

- 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 0345 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.