

Recommendation Report for Prior Notification of Work to Tree(s) in a Conservation Area

REF NO: A/32/12/TC

LOCATION: Amber
Station Road
Angmering

PROPOSAL: 25-30% overall reduction of a group of Sycamores on eastern boundary. Prune back by 1-1.5m 2 no. pine trees. Remove 1 no. sycamore tree (within the Angmering Conservation Area)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Predominantly flat though sloping gently upwards from south to north.
TREES	There are a number of mature trees positioned close to site boundaries. None of these trees are currently the subject of a Tree Preservation Order.
BOUNDARY TREATMENT	Approximately 1.5 metre high timber fencing on the east, southern and western boundaries, with additional landscaping in place. Flint wall on northern boundary.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling.
CHARACTER OF LOCALITY	The site is located on to the immediate south-west of Angmering Village Green and falls within Angmering Conservation Area. This part of the village has a distinct and pleasant semi-rural appearance owing largely to landscaping, the presence of mature trees and the spacious layout.

RELEVANT SITE HISTORY

A/85/80	Erection of single 2 storey dwelling with integral garage and ancillary works	Approve Conditionally 21-05-1980
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REPRESENTATIONS

Representations received:

Angmering Parish Council

Objection: Insufficient information to justify the proposed works. Absence of a professional arboricultural report. Request Arun District Council's Tree Officer comments.

1 letter of objection: No surgery due to nesting birds.

Comments on Representations received:

Noted. The level of information required for an application for works to trees in a Conservation Area is not as high as it would be for an application for works to a protected tree. ADC's Arboriculturalist has been consulted on the application, comments are set out below.

CONSULTATIONS

Council's Arboriculturalist
Conservation Officer
Conservation Area Advisory Com

Consultations responses received:

COUNCIL'S ARBORICULTURALIST: I have inspected the trees and find the Sycamore group located to the eastern boundary of the property to be mature, highly visible and of good health. Any form of crown reduction without justification would destroy their natural appearance and amenity. I recommend that the tree group consisting of 3 Sycamores are protected with a new Tree Preservation Order.

The other Pine trees and small Sycamore are poor in form and the proposed work to prune away from the building by 1.5m and removing the side growing Sycamore is acceptable.

Comments on Consultation responses:

Noted and agreed.

POLICY CONTEXT

Within Built-Up Area
Angmering Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

SUPPLEMENTARY POLICY GUIDANCE

XXX1	Circular 36/78
XXX2	DETR TPO's A guide to Law and Good Practice

POLICY COMMENTARY

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 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 three sycamore trees which for which pruning is intended are visually prominent features within the centre of the village which possess significant amenity value in defining the semi-rural nature of the village green and its immediate surroundings, complimenting mature trees on the green itself.

The other trees, namely the Sycamore for which permission to fell is being sought and the Pine tree, are not considered to contribute to the environment in the same way and no objections would be raised to the proposed works to these trees.

It is therefore considered that an objection should be raised towards the works proposed on the grounds of the detrimental impact they would have upon the amenity value of the Sycamore trees and, subsequently, the visual quality of Angmering Conservation Area.

RECOMMENDATION

OBJECTION