

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

REF NO: A/73/18/TC

LOCATION: St Margaret's Church  
Arundel Road  
Angmering  
BN16 4JS

PROPOSAL: Fell 45 No. Western Red Cedar trees within the Angmering Conservation Area.

**SITE AND SURROUNDINGS**

|                            |                                                                                                                 |
|----------------------------|-----------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | As above.                                                                                                       |
| TREES                      | The tree outlined in this application is located on the land at St. Margaret's Church, Arundel Road, Angmering. |
| SITE CHARACTERISTICS       | Church.                                                                                                         |
| CHARACTER OF LOCALITY      | Mixed.                                                                                                          |

**RELEVANT SITE HISTORY**

|            |                                                                         |
|------------|-------------------------------------------------------------------------|
| A/80/18/TC | Reduce 1 Silver Birch tree by no more than 5m in height & 2m in spread. |
|------------|-------------------------------------------------------------------------|

No relevant planning history.

**REPRESENTATIONS**

**REPRESENTATIONS RECEIVED:**

Angmering Parish Council  
Parish Council - Objection.

Local Occupiers - 2 Objections

- The trees improve water quality and aid flood management.
- The trees form part of the heritage of Angmering.
- The trees form part of the habitat for Voles, who reside in the nearby stream.

**COMMENTS ON REPRESENTATIONS RECEIVED:**

Noted. The considerations of a Tree Consent application are limited to the visual amenity of the trees, or their health and vitality.

**CONSULTATIONS**

Arboriculturist  
Conservation Officer

## CONSULTATION RESPONSES RECEIVED:

Tree Officer -

Western red cedar - *Thuja plicata* - Approx. Height: Average 16m - Group length:70m - Age: Early-mature/Mature

- The applicant proposes to remove the entire linear group of western red cedar trees and replant with mixed species native hedgerow.
- While undoubtedly of some landscape value, these trees are interfering with the reasonable management and attention to/respect of a significant number of graveyard plots.
- These trees are a significant landscape feature, although they have been subject to severe lopping in the past at almost half their current height. While regrowth has in the main been successful, many individuals require substantive pruning to achieve an acceptable level of risk for their location.
- Crown reduction work as now required will significantly reduce their aesthetic value and may serve only to accelerate their physiological decline.
- These trees make a notable contribution to the character of the surrounding area but there are no options available that will allow their long-term safe retention in an aesthetically desirable state and maintain group cohesion/landscape value.
- The potential loss of such a group in a single operation is unfortunate, although there is sufficient neighbouring tree cover to provide some early compensation. Together with the proposed replanting of mixed species native hedgerow along this boundary, there should ultimately be no long-term diminution of character in the surrounding area.

I raise No Objection to the works that have been applied for and see no reason to make a TPO in this instance.

## COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

### POLICY CONTEXT

Private Street  
Conservation Area  
Tree Preservation Order

### DEVELOPMENT PLAN POLICES

## 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 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

Following the comments of the tree officer it is recommended that no objection be raised.

## 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

In assessing this proposal neutral 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).

## RECOMMENDATION

### NO OBJECTION

- 1 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.

2

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.