

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

REF NO: BE/35/18/TC

LOCATION: Shripney Manor
Shripney Lane
Bognor Regis
PO22 9NU

PROPOSAL: Re-pollard 6No. Willows by 2-3m to previous pollard points.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
TREES	The tree outlined in this application is located on the land at Shripney Manor, Shripney Lane.
SITE CHARACTERISTICS	Dwelling.
CHARACTER OF LOCALITY	Residential.

RELEVANT SITE HISTORY

BE/10/17/PL	38No. Multi-Crystalline Photovoltaic Modules. This application affects the character and appearance of Shripney Conservation Area & the setting of Listed Buildings. Departure from the Development Plan.	ApproveConditionally 04-04-17
BE/93/15/TC	Fell 2 No. Leyland cypress trees, fell 1 No. Leyland cypress hedge & remove re-growth from lower branch stub of 1 No. Holm Oak tree.	No Objection 21-07-15
BE/47/11/TC	Fell 1 Holm Oak tree (within the Shripney Conservation Area)	
BE/57/05/TC	Surgery to Willow trees (within the Shripney Conservation Area).	No Objection 29-07-05
BE/9/05/TC	Lop one large evergreen tree within the Shripney Conservation Area.	No Objection 21-03-05

Relevant planning history noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Parish Council - No comment.

CAAC - No comment.

No representations received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

Tree Officer -

6x Willow - Salix sp. - Average Height: 8m - Average Spread: 2.5m - Age: Semi-mature

- A linear group of boundary trees, viewed from the lane and which appear to be in fine physiological state. They have only moderate form and limited aesthetic value by virtue of their close spacing and pruning history - an abrupt termination of the main stems at approximately 5m ht.
- They are positioned alongside residential dwelling and relatively obscured by the same and other more statuesque trees to the South and East.
- The applicant seeks to repeat past operations and thereby manage them in an appropriate state for their location.
- They have only limited visibility from the lane and neighbouring residential property.

Conclusions:

- The heavy past 'topping' of these trees effectively locks them in to a life of cyclical height reduction work so as to prevent them becoming structurally unsuitable for their location.
- These trees can only ever make a small contribution to the character of the surrounding area due to their pruning history and proximity to residential dwelling.
- The re-pollarding of these trees will not unduly diminish the character of the area.

Recommendations:

- 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

Conservation Area

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.