BE/6/09/TC

NOTIFICATION OF WORKS TO TREES IN A CONSERVATION AREA REPOR

REF NO: **BE/6/09/TC**

LOCATION: Pumping Station
North Bersted Street
Bersted

PROPOSAL: Application to fell 3 no trees and crown lift and deadwood 1 no tree within the North Bersted Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Application to fell 3 no trees and crown lift and deadwood 1 no tree within the North Bersted Conservation Area
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Wire mesh fencing approximately 2 metres high around the perimeter of the site.
SITE CHARACTERISTICS	The site is a pumping station, a small square red brick utility building.
CHARACTER OF LOCALITY	The site is located within the North Bersted Conservation Area which is a residential area dominated by two storey detached properties.

RELEVANT SITE HISTORY

BE/89/83/T	Notification of intention to fell one lombardy poplar tree	No Objection 03-08-1983
BE/7/49	Erection of sewage pumping Stn	Approve

REPRESENTATIONS

Representations received:
Bersted Parish Council
Awaited Response
Comments on Representations received:
None

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CONSULTATIONS

Horticulturist

Consultations responses received:

Conservation Area Advisory Committee:
Not enough information available, Arboriculturist to investigate.

Arboriculturist:
The site has been visited and no objection raised to the proposed work. It is not proposed to put a TPO on the trees at this site.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Within the Built Up Area Boundary
Conservation Area
Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
	CH4	Conservation Areas and Historic Towns and Villages
Arun District Local Plan:	GEN28	Trees and Woodlands
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
	Circular 36/78
	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.

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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 trees subject of this notification are located within a small pumping station in the North Bersted Street Conservation Area.

The trees are relatively small in size and are not considered to make a significant contribution the street scene. Therefore it is deemed that they do not hold a great deal of amenity value and the proposed felling of three of the trees would not have an adverse impact on the character or appearance of the Conservation Area.

The District Arboriculturist has visited the site and has raised no objection to the proposed works, advising that the trees are not worthy of a Tree Preservation Order.

It is therefore recommended that no objection be raised or Tree Preservation Order be made and the works should proceed as per the application.

RECOMMENDATION

NO OBJECTION