

Recommendation Report for Prior Notification of Work to Tree(s) in a Conservation Area**REF NO:** BN/29/14/TC**LOCATION:** 1 Field Cottages
Church Lane
Barnham**PROPOSAL:** Reduce crown of 1 No Monterey Pine tree by 2m within the Church Lane, Barnham Conservation Area.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	The Monterey Pine tree the subject of this application.
BOUNDARY TREATMENT	Flint wall 1.2m to front boundary, rear has close boarded fencing approximately 1.8m in height, side boundaries mixture of flint wall and hedging approximately 1.8m in height.
SITE CHARACTERISTICS	Two storey terraced property with conservatory on rear. The property has flint walls with red brick detailing, red tiled roof and white window frames.
CHARACTER OF LOCALITY	Within the Church Lane Conservation Area. Field Cottages are a terrace of four. Rural Lane with a mixture of properties, some of notable character.

RELEVANT SITE HISTORY

BN/29/07/TC	Fell & remove roots of small conifer tree (single) approx 4 mtrs high within the Barnham Conservation Area	No Objection 07-09-2007
BN/17/12/TC	Crown lift of 7m of 1 No Monterey Pine within the Barnham (Church Lane) Conservation Area	No Objection 13-09-2012

REPRESENTATIONS**Representations received:**

Barnham Parish Council

At the meeting of Barnham Parish Council on the 1st September the Council agreed to raise no objection to this application.

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer

Arboriculturist

Consultations responses received:

Conservation Officer

Awaited

Tree Officer

Species: Monterey Pine Height: 10 meters Average Crown Spread: 5 meters Crown Condition: good Form: fair Age Class: Early mature

Tree is situated within the high amenity area of Barnham. It is currently growing at the bottom of the back garden for field cottages. As outlined on the notification, this individual has been left with several broken limbs and unsafe branches (also a serious hazard beam on the lowest north facing lateral at 4 meters). The notification application has requested a reduction of 3 meters off the lateral and vertical limbs. As the average crown spread is only 6 meters, this would be excessive.

It would therefore be my recommendation that all wind damaged limbs and branches (including hazard beams and any other branches showing signs of decay and/or weakness) are removed, as if they are left, they will increase the likelihood of collateral damage being incurred.

As for the '3 meter' reduction applied for, I do feel this is quite excessive (especially for the species in this instance). According to the BS 3998:2010, excessive pruning operations can have an effect on the longevity of a host tree. For this reason a reduction of no more than 30% should be committed in a single pruning operation. I will however approve the a reduction of no more than 2 meters off lateral/vertical sections of 6 meters (6 meters being the Average Crown Spread for this tree). This 2 meter reduction, would translate to a 30% all over crown reduction, which is in accordance with the BS 3998:2010.

Conservation Area Advisory Committee

No objection

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area

Building of Special Character

Within Conservation Area

Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [AREA2](#)
Publication Version of the Local Plan -
Excluding the Spatial Portrait, Employment,
Housing Allocations, Transport, Monitoring and
Implementation sections (February 2014):

Conservation Areas

HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

The above policies are general and, other than online Planning Policy Guidance under References ID 36-090-20140305 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

The Monterey Pine tree is sited in the rear garden of the property and is of a significant height and spread. It is visible to the side when viewed in Church Lane and to the rear in Highground Lane.

The notification seeks to reduce the crown by 3m. The Tree Officer has viewed the tree and has advised that a 3m reduction is excessive and has recommended a 2m reduction with the removal of all wind damaged limbs and branches and any that show signs of decay and weakness as if they are left they will increase the likelihood of collateral damage being incurred. This reduction has been agreed with the applicants agent.

It is therefore recommended that no objection be raised or Tree Preservation Order be made.

RECOMMENDATION

NO OBJECTION

- 1 INFORMATIVE: The Crown Reduction should not exceed the removal of single branch lengths which are greater than 1m from the periphery of the original crown diameter. The branch removals should leave healthy substantial leaf bearing side branches. All side branches to be retained should be at least 1/3rd in diameter of the removed branch. Pruning cuts must be flat and smooth, kept as small as possible by cutting at an optimum angle and should not exceed 100mm in diameter.

The Crown Clean should consist of deadwood and stub removal where all cuts should be made to the branch collar. Where crossing branches are encountered the weaker branch/branches should be reduced or removed to avoid contact between them. The remaining branch/branches should be shortened as appropriate to relieve 'end weight' and sudden exposure by reducing the leaf bearing branch tips by no more than 30%.

- 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 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.