BN/35/06/TC

TREES IN A CONSERVATION AREA REPORT

DESCRIPTION/ ADDRESS	-	Felling of 5 no. Leylandii trees (within the Church Lane, Barnham Conservation Area). Land adj to Barnham Court Lodge, Church Lane, Barnham.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The trees line the boundary in the paddock area to the side/rear of Barnham Court Lodge and are considerable in height.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	South to north slope.
TREES	There are a number of trees on and around the site in addition to those being considered within this application.
BOUNDARY TREATMENT	3m high flint and brick walling surrounds the rear of the property, lowering to approximately 1m to the front with areas of 1.5m high post and rail fencing within the paddock.
SITE CHARACTERISTICS	Two storey detached dwelling with flint and red brick elevations, hipped roof with red clay tiles and flat roof single storey extension to side.
CHARACTER OF LOCALITY	Rural location on a rural road/track.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BN/32/01/TC	Fell 1 Cupressus Glabra tree (Arizona Cypress) and 1 Ailanthus Altissima tree (Tree of Heaven) within Barnham Conservation Area.	No objection 21-12-2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Barnham Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Council's Arboriculturist	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Designated Conservation Area

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Listed Building Grade II

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, CH4
Arun District Local Plan : GEN7, AREA2

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development.
PPS15 - Planning and the Historic Environment.
Circular 36/78
DETR TPO's : A Guide to the Law & Good Practise

POLICY COMMENTARY

The above policies are general and, other than Circular 36/78 and DETR TPO's, are not specific to trees.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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 Leylandii trees were planted approximately 10 years ago and are significant in height. They are not considered to have significant public visual amenity value and as they are sited some way back from the road they not considered to contribute significantly to the street scene either. Therefore the loss is not considered likely to be detrimental to the amenity value of the Barnham Conservation Area.

It is therefore recommended that no Tree Preservation Order is placed on the trees and no objection

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CONCLUSIONS

be made, the felling should proceed as per the application.

BARNHAM BN/35/06/TC

Felling of 5 no. Leylandii trees (Within the Church Lane, Barnham Conservation Area)

Land adj to Barnham Court Lodge
Church Lane
Barnham

RECOMMENDATION

No Objection