

TREE WORKS CONSENT REPORT

REF NO: BR/61/09/T

LOCATION: 38 Servite Close
Bognor Regis

PROPOSAL: 1) Raise canopy to 6m, thin canopy by 20% to one Sycamore Tree 2) trim, reduce branches overhanging roof by 2 metres, remove limb overhanging car park to one Robinia Tree 3) raise crown to 6 metres, thin canopy by 10% to one Sweet Chestnut Tree

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

SITE AREA N/A.

RESIDENTIAL DEVELOPMENT DEN N/A

TOPOGRAPHY Predominantly flat

TREES The trees the subject of this application but several mature trees within the immediate vicinity.

BOUNDARY TREATMENT Grass area adjacent to property No 38 and parking area. No 38 has close boarded fencing to side boundaries, rear boundary has brick wall approximately 3m in height.

SITE CHARACTERISTICS End of terrace property with red brickwork walls, white window frames with a brown tiled roof.

CHARACTER OF LOCALITY Residential comprising terraced properties of similar style and design, three storey apartment block.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection subject to ADC Arboriculturists approval of this surgery but no work should be carried out until the autumn when birds have finished nesting and subject to the Wildlife and Countryside Act 1981 which gives protection to wildlife birds.

Comments on Representations received:

Noted.

CONSULTATIONS

Horticulturist

Consultations responses received:

Comments on Consultation responses:

None.

POLICY CONTEXT

Within Built Up Area Boundary
No Public Sewer On Site
Tree Preservation Order BR/18/73

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN28	Trees and Woodlands

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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SUPPLEMENTARY POLICY GUIDANCE

XXX1	Circular 36/78
XXX2	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 198 of the Town and Country Planning Act 1990 states:
"If it appears to a Local Planning authority that it is expedient in the interest of amenity to make provision for the preservation of trees.... they may for that purpose make an order"

The works to the trees are to be judged having regard to amenity.

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 are covered by Tree Preservation Order BR/18/73 and are located within a residential cul-de-sac. The Sycamore and Robina tree are located at the side of No 38 Servite Close on a

grassed area adjacent to a parking area and the Sweet Chestnut tree is sited in the rear garden of No 38.

The application seeks to raise canopy to 6m and thin canopy by 20% to the Sycamore tree, reduce branches overhanging the roof and parking area of the Robinia tree, thin canopy and raise crown to 6m to the Sweet Chestnut tree.

The Council's Arboriculturist has inspected the trees and has no objection to the surgery to the Sycamore and Robinia tree. However, the raising of the crown to allow clearance of 6m to the Sweet Chestnut tree is not considered necessary as this type of maintenance is generally only practised for the purposes of highway safety.

It is therefore recommended that the application be refused, subject to the following reason.

RECOMMENDATION

REFUSE

- 1 The trees are a significant feature in the local landscape and appear to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality, in conflict with policy GEN7 of the Arun District Local Plan.