

NOTIFICATION OF WORKS TO TREES IN A CONSERVATION AREA REPORT**REF NO:** B/13/08/TC**LOCATION:** Wepham Farm Barn
The Street
Burpham**PROPOSAL:** Surgery to various trees (Within the Burpham & Wepham Conservation Area)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Surgery to various trees within the rear garden of Wepham Farm Barn.
SITE AREA	Approximately 1352 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint wall approximately 2.5m high to the boundary of The Granary. Large Fir hedge to the bottom of the garden.
SITE CHARACTERISTICS	Detached 2 storey barn conversion. Flint walls with brick quoins. Slate hipped roof. The east elevation of the property is approximately 1m from the highway. The property is within a large plot. Swimming pool in the garden.
CHARACTER OF LOCALITY	Rural area. Characterised by large detached properties, mix of types and styles. High boundary walls to neighbouring properties. The property is situated on a rural road.

RELEVANT SITE HISTORY

B/19/04/TC	Lopping of 5 no. trees in rear garden within the Burpham Conservation Area.	No Obiection 12-11-2004
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REPRESENTATIONS**Representations received:**

Burpham Parish Meeting

Burpham Parish Meeting: Support the application to trim trees, they are in need of trimming.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Horticulturist - Mr Everson

Consultations responses received:

Conservation Area Advisory Committee: No comment.

Council's Arborist: The trees are not readily visible to the public. Trees are Ornamental garden species and are not worthy of being placed under a Tree Preservation Order.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area

Conservation Area

Area of Outstanding Natural Beauty

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC2	The Countryside
	DEV1	High Quality Development
Arun District Local Plan:	GEN7	The Form of New Development
	GEN3	Protection of the Countryside

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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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.

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 5 trees subject to the application are within a Conservation Area. These trees are located in the rear garden close to the boundary adjoining The Granary. The trees are positioned alongside other trees and deciduous shrubs. They are not of any significant height but as a collective form an important visual characteristic of the Conservation Area.

The proposal is to trim the trees within the garden as the appellant feels they are becoming overgrown. The council's Arborist has been consulted and it is considered that the trees are not worthy of Tree Preservation Order and the trees are an Ornamental garden species. The trees will continue to contribute to the character of the area.

The Conservation Area Advisory Committee have made no comment in relation to this application. It is therefore recommended that no Tree Preservation Order or Objection be made to the proposed works which should proceed as per the application.

RECOMMENDATION

NO OBJECTION