

TREE WORKS CONSENT REPORT**REF NO:** EG/29/10/T**LOCATION:** The Coach House
Old Rectory Drive
Eastergate**PROPOSAL:** Reduce crown of 1 No Sycamore tree by 20% and lift crown to 6 m**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	One no. Sycamore tree
BOUNDARY TREATMENT	Hedging to rear. Open to front.
SITE CHARACTERISTICS	The site is a single storey I shaped dwelling, brick faced with a slate roof.
CHARACTER OF LOCALITY	The site is located within a small residential cul-de- sac of properties of various style, and is located within the Church Lane Eastergate Conservation Area.

RELEVANT SITE HISTORY

EG/44/94/T	Fell 1 Sycamore tree	Refused 04-11-1994
EG/10/95/T	Reduce crown of 1 Sycamore tree for good husbandry & remove dying wood for safety reasons	Approve Cond 22-03-1995
EG/26/10/T	Reduce crown by 20%, crown thin by 20% and crown lift to 6 m for 1 No Sycamore tree	No Dec'n Issued 14-04-2010

REPRESENTATIONS**Representations received:**

Awaited

Comments on Representations received:

Awaited

CONSULTATIONS

Horticulturist

Consultations responses received:

District Arboriculturist:

The work is a repeat of that undertaken before, and is for the continued good maintenance of the tree.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Eastergate (Church Lane) Conservation Area

Tree Preservation Order

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN28	Trees and Woodlands
	GEN7	The Form of New Development
	AREA2	Conservation Areas

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

This application seeks permission for works to a Sycamore tree at The Coach House, Old Rectory Drive. The works proposed include a crown reduction of approximately 20%, and a crown lift of approximately 6m.

The tree is located in the rear garden of the property, but is of such a size that it is visible from the street scene. As such the tree is deemed to be of significant amenity value, and any works carried out should be done so for the purpose of good husbandry.

The District Arboriculturist has been consulted and has advised that the work is for the continued good maintenance of the tree.

It is therefore recommended that the application be approved, subject to the following conditions:

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works to the Sycamore tree hereby approved shall only involve a crown reduction of no more than 20%, and a crown lift by no more than 6 metres.

Reason: In order to protect the health and appearance of the tree in the interests of visual amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 2 The work hereby approved shall be undertaken under the supervision of the Local Planning Authority who shall be notified in writing, not less than 7 days before the work commences.

Reason: In order to ensure a satisfactory standard of tree surgery in the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage in the interests of the visual amenities of the locality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **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.

- 5 **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.