TREE WORKS CONSENT REPORT

REF NO: **EG/35/09/T**

LOCATION: 10 Appletree Drive
Barnham

PROPOSAL: Reduce by 40% in size one large Tulip tree in rear garden.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	One no. Tulip tree
BOUNDARY TREATMENT	Open to front
SITE CHARACTERISTICS	The site is a detached two storey dwelling with brick faced elevations and a tiled roof.
CHARACTER OF LOCALITY	The site is located within a residential cul-de-sac of properties of a similar style.

RELEVANT SITE HISTORY

EG/47/07/T	General reduction in height and width of one Tulip tree	Withdrawn 07-09-2007

REPRESENTATIONS

Representations received:
Eastergate Parish Council
Awaited
Comments on Representations received:
None

CONSULTATIONS

Horticulturist
Consultations responses received:
I confirm that the tree is dangerous and requires a reduction of 40% in size in order to overcome a dangerous weakening of the tree.
Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

South East 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

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 to reduce a Tulip tree by 40% at 10 Appletree Drive. The tree subject of this application is located in the rear garden of the site, however it is of such a size that it is visible from the street scene, and as such is deemed to be of significant amenity value.

The District Arboriculturist has visited the site and has raised no objection to the proposal, advising that the works are essential and should be carried out immediately because the tree is dangerous.

It is therefore recommended that the application be approved.

RECOMMENDATION

APPROVE

1 This is an approval hereby granted relating to the works which have already been carried out on the tree and does not purport consent for further works to the tree.

Reason: To clarify the status of the approval.