

EG/99/06/T

TREE WORKS TO TPO TREES REPORT

DESCRIPTION/ ADDRESS	- Remove epicormic growth to a height of 4m above ground level and removal of dead wood of 1 x Horse Chestnut tree. Rear Garden of 48 Farnhurst Road, Barnham.
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THE SITE AND ITS SURROUNDINGS

SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	Number of large mature trees surround the site.
BOUNDARY TREATMENT	Open to front. 1.8m high close boarded fencing to rear.
SITE CHARACTERISTICS	Two storey mid terraced property with brown brick elevations, pitched roof with brown ridge tiles.
CHARACTER OF LOCALITY	Residential area, on a residential estate consisting of a mixed style of development, predominantly 2 storey terraced.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EG/38/03/T	Cut back branches of one horse chestnut three overhanging 46 Farnhurst Road.	Approved conditionally 15-07-2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Eastergate Parish Council	The applicant appears to be requesting to reduce the tree's height by approximately half. The council would wish for an Arboriculturist's view on the tree and the effect the proposed reduction is likely to have.
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Council's Arboriculturist	Recommendation – the main trunk have the epicormic growth removed to a height of some 4m above ground level and the main crown remain the same. Deadwood can be removed when it can be identified in the next growing season. Works are for good husbandry.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1
Arun District Local Plan : GEN7

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
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 and agreed

COMMENT ON REPRESENTATIONS RECEIVED

The Council's Arboriculturist was consulted on this application; he made an objection to the proposal and recommended the removal of the epicormic growth around the trunk to a height of 4m above ground level and removal of dead wood. The application was amended to conform with the arboriculturist's recommendation and the Parish Council re notified of the amended description.

ASSESSMENT OF PROPOSAL**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 determined with regard to public visual 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 tree which is the subject of this application is situated within the rear garden of number 48 Farnhurst Road. Its height is approximated at 15m. The tree is visible from the public realm and is considered to make a contribution to the character of the street scene.

The original proposal sought to reduce the height of the tree from approximately 15m to approximately 10m in height to which the council's arboriculturist objected. It was stated that the nature of the tree is that it has a weeping crown and to reduce it to such a height would have an extreme effect on the trees well being.

EG/99/06/T**CONCLUSIONS**

The following recommendation was made for the removal of the epicormic growth around the trunk to a height of 4m above ground level and removal of dead wood for good husbandry reasons. The application was amended to conform to the arboriculturalist recommendation.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.



EASTERGATE

EG/99/06/T

Remove epicormic growth to a height of 4m above ground level and removal of dead wood of 1 x Horse Chestnut tree.

Rear Garden Of
48 Farnhurst Road
Barnham

RECOMMENDATION**Approve Conditions**

- 1 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 2 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 The works hereby approved shall involve only the removal of epicormic growth to a height of 4m above ground level and the removal of any deadwood.
All works shall be carried out in accordance with BS 3998: 1989 Recommendations for Tree Works.

Reason: In order to ensure a satisfactory standard of tree surgery in the interests of amenity in accordance with policy DEV1 of the West Sussex Structure Plan and 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.

