

Recommendation Report for Works to Tree(s) on trees subject to a Tree Preservation Order (

REF NO: FG/132/17/T

LOCATION: The Old Barn
Ferringham Lane
Ferring

PROPOSAL: 2m height reduction to 1 No. Lime tree. 3m reduction to Northern side & 2m reduction to Eastern side of 1No. Lime tree.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
TREES	The tree outlined in this application is located on the land at The Old Barn, Ferringham Lane, Ferring.
SITE CHARACTERISTICS	Dwelling.
CHARACTER OF LOCALITY	Residential.

RELEVANT SITE HISTORY

FG/134/88/T	Lop 2 no. Ilex Oak Trees & 1 no. Lime Tree	ApproveConditionally 30-08-1988
FG/146/13/T	Crown reduction by 2 metres & crown lift to 5 metres to 1 No. Holm Oak & 1 No. Lime tree and removal of Ivy	Refused 13-01-2014
FG/29/14/T	To crown lift the lower canopy of 1 no Lime Tree to achieve a 5 m ground clearance with removal of branches up to a maximum of 100m in diameter shortened back to a living growth point within this range.	ApproveConditionally 15-05-2014

Relevant planning history noted.

REPRESENTATIONS

Representations received:

Ferring Parish Council

Parish Council - Objection - The Parish believes that 2m is overly excessive of a reduction.

CAAC - No comment.

No representations received from nearby occupiers.

Comments on Representations received:

Noted.

CONSULTATIONS

Arboriculturist

Consultations responses received:

Tree Officer -

Common Lime *Tilia europaea* Height : 18m Aveg Sprd : 7m Age : Mature

- A sound and healthy tree that is highly visible and makes a significant contribution in the landscape.

- It has been affected by the prevailing winds off the sea from the southwest and has an unbalanced crown form as a result. Crown growth was recorded thus -

North - 10m; East - 8m; South - 5m; West - 5m

- Previously reduced and reshaped.

Conclusions:

- The removal of 2m from the top is not an issue.
- However, to remove 2m all round will not address the crown imbalance and this tree does not need pruning on the south and west sides.

Recommendations:

- Recommend APPROVAL - I raise no objection to the reduction in height by 2m.
- I recommend REFUSAL for the overall reduction of lateral growth to all compass points by 2m as it will not address correction of the crown imbalance.

ADVISORY:

I suggest that the applicant resubmits seeking the following works to the lateral spread of this tree:-

North - reduce lateral spread by 3m

East - reduce lateral spread by 2m

No reduction for the south and west sides.

Conditions To Be Applied to All Approved Works: - [Once applicant resubmits].

- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons : In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

Comments on Consultation responses:

Comments noted, the agent was contacted and accepted the change of description.

POLICY CONTEXT

Within Built Up Area

Tree Preservation Order

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
National Planning Practice Guidance

POLICY COMMENTARY

The above policies are general and, other than online Planning Policy Guidance under references ID 36-090-20140306 and ID 36-091-20140306, 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

Following the Tree Officers comments and the resultant change of description, it is recommended that consent be granted subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal neutral impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

RECOMMENDATION

APPROVE

- 1 - Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons : In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

- 2 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.

- 3 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.