

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

REF NO: FG/138/20/T

LOCATION: Glebe Gate  
19 Ferring Street  
Ferring  
BN12 5HL

PROPOSAL: Re-pollard 1 No. Lime tree

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| <b>SITE AND SURROUNDINGS</b> |
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|                            |                                                                                      |
|----------------------------|--------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | As above.                                                                            |
| TREES                      | The trees outlined in this application are located at Glebe Gate, 19 Ferring Street. |
| SITE CHARACTERISTICS       | Dwelling.                                                                            |
| CHARACTER OF LOCALITY      | Residential.                                                                         |

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| <b>RELEVANT SITE HISTORY</b> |
|------------------------------|

|              |                                                                                                                                                                                                  |                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| FG/35/11/TC  | Fell 1no. White Poplar & prune 1x Willow Tree - Within the Ferring Conservation Area                                                                                                             | No Objection<br>21-06-11 |
| FG/57/10/TC  | Fell one no. Poplar tree, crown lift and prune Lime trees to front of property, prune one no. Willow Tree. within the Ferring Conservation Area.                                                 |                          |
| FG/55/94/TC  | Pollard one Lime within the Ferring Conservation Area                                                                                                                                            | No Objection<br>09-08-94 |
| FG/139/20/TC | Crown thin 1 No. Twin stemmed Silver Birch tree (T2) by 15% and reduce Mixed Shrubbery on south side of garden (G1) to height 4m and lateral spread to 1.5m within the Ferring Conservation area |                          |
| FG/17/18/TC  | 2m Crown Reduction to 1No. Portuguese Laurel.                                                                                                                                                    | No Objection             |
| FG/44/16/TC  | Surgery to various trees in the rear garden within the                                                                                                                                           | No Objection             |

Relevant planning history noted.

## REPRESENTATIONS

No comments from Parish Council.

No representations from nearby occupiers.

## COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

## CONSULTATIONS

### CONSULTATION RESPONSES RECEIVED:

I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources.

The applicant has employed Arun Tree Company Ltd as agent, to prepare and submit a tree survey and plan. This is comprehensive and includes a detailed work proposal with satisfactory reason given.

This tree is prominent at the front of the property and can be clearly seen from numerous residential dwellings and to highway users (footway and carriageway). As such, it has public amenity value.

Conclusions:

Repeat operations such as now being asked for by the applicant will be necessary throughout the remaining lifespan of this tree, to achieve a reasonable degree of structural integrity appropriate for its location.

While a temporary loss of aesthetic value is inevitable, satisfactory canopy renewal and recovery should occur if the work is undertaken to a high standard and at an appropriate time of year.

Recommendation:

I recommend CONSENT for this application, subject to the following condition:

Condition to Be Applied to Approved Work: -

Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010

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.

The removal of crown material which has developed since the last operation must be done sympathetically and with respect to established 'knuckles' so as not to extend beyond the point of origin.

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

See also the standard pruning guidance notes issued with the consent letter

Advisory:

The long-term vitality of this tree is best respected when significant pruning work such as proposed, is undertaken during the late spring to summer period (May to August). The work proposed should only be undertaken during this period.

## COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

**POLICY CONTEXT**

Built up area boundary.  
 Tree preservation order.  
 Conservation area.  
 Listed building.

**DEVELOPMENT PLAN POLICIES****PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPG | National Planning Practice Guidance |
| NPPF | National Planning Policy Framework  |

**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/are no other material considerations to be weighed in the balance with the Development Plan.

**CONCLUSIONS**

Following the comments from the tree officer, it is recommended consent be approved (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

Duty under the Equalities Act 2010

In assessing this proposal the following 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).

The proposal would have a neutral impact on the protected characteristics.

## RECOMMENDATION

### APPROVE CONDITIONALLY

- 1 Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010  
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.  
The removal of crown material which has developed since the last operation must be done sympathetically and with respect to established 'knuckles' so as not to extend beyond the point of origin.  
  
Reason: In the interests of the tree's continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.
- 2 INFORMATIVE: See also the standard pruning guidance notes issued with the consent letter
- 3 INFORMATIVE: The long-term vitality of this tree is best respected when significant pruning work such as proposed, is undertaken during the late spring to summer period (May to August). The work proposed should only be undertaken during this period.
- 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.