



**Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Tree Preservation) (England)
Regulations 2012**

**Application for Works to Tree(s) on trees subject to a Tree
Preservation Order (TPO)**

DECISION NOTICE

Application Ref: FG/168/12/T

1 To Addressee

Mr D Perry
Sea Lane Cottage
258 Goring Way
Ferring
West Sussex
BN12 5BZ

2 Site Address

Sea Lane Cottage
258 Goring Way

BN12 5BZ

3 Description of Development

Crown lift; raise canopy to 5 metres all round, cut back 2 metres, remove large branches by up to 1 metre and remove deadwood to 1No Holm Oak.

4 In pursuance of their powers under this Act and these Regulations the Council **REFUSE** consent for the operations described in the application and plan for the reasons stated.

- 1 The Holm Oak tree makes a significant contribution to the character of the area and the canopy raise of 5 metres would detract from its visual quality and natural appearance. It is not considered that the justification provided outweighs the harm to the trees, the proposal is therefore detrimental to the visual amenities of the locality.

Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.



Karl Roberts
Assistant Director Planning & Economic Regeneration

Case Officer: Mr P Cleveland

Date of Decision:

11 January 2013

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

NOTES RELATING TO APPLICATIONS TO CARRY OUT WORKS TO TREES

TOWN AND COUNTRY PLANNING ACT 1990

YOUR RIGHT TO APPEAL

If you are aggrieved by the Councils' decision to refuse consent, you can appeal to the First Secretary of State. If you want to appeal, you must do so in writing to the Planning Inspectorate, The Environment Team, Room 4/04, Kite Wing, Temple Quay House, 2The Square, Temple Quay, Bristol BS1 6PN within 28 days from the date you receive this decision. The Secretary of State has discretion to allow a longer period.

COMPENSATION

If you suffer loss or damage which is caused or incurred in consequence of this refusal of consent, you are entitled to recover from the Council compensation in respect of such loss or damage. If you wish to make a claim you must do so within 12 months from the date of this decision (or, if you appeal to the First Secretary of State, within 12 months from the date of his decision). Claims should be submitted in writing to the Head of Planning Services, Arun District Council, Maltravers Road, Littlehampton, West Sussex, BN17 5LF.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).