

FP/10/06/TC

TREE WORKS TO TPO TREES REPORT

DESCRIPTION/ ADDRESS	- Trimming and pollarding of Lime trees within the Felpham Conservation Area. St. Mary's Churchyard, Grassmere Close, Felpham
-------------------------	--

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 1.58 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	There are numerous other trees and bushes of mixed type and size, other than the trees that form the subject of this application.
BOUNDARY TREATMENT	The site is contained by a stone wall approximately 1.5 metres in height with intermittent vegetation including mixed trees and bushes.
SITE CHARACTERISTICS	Contained within the churchyard is a 16 th century parish church dedicated to St. Mary. The majority of the site consists of a graveyard.
CHARACTER OF LOCALITY	Situated within a village, the two storey shops that surround the churchyard site generally consist of lower half red brick and rough rendered elevations painted cream. The upper half consists of mock Tudor beams. The second floor appears to serve a residential purpose. Immediately next to the Lime trees, there is a HSBC bank which is a two storey building with the lower half red brick and upper half mock Tudor beams with a smooth rendered finish.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None	None	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	No objection

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Council's Arboriculturalist	No problem with this tree – it is routine with this type of tree.
Conservation Area Advisory Committee	No comment

FP/10/06/TC

POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Inside Built-Up Area Boundary
 Conservation Area
 Public Right of Way
 Class C road
 LB Grade II

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1
 Arun District Local Plan : GEN7
 DETR TPO's : A Guide to the Law & Good Practice

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

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

COMMENT ON REPRESENTATIONS RECEIVED

None

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 or legislative background.

CONCLUSIONS

The Lime trees are located to the front of the churchyard curtilage and are therefore visible from the road. However, the trees are buffered by a stone wall at approximately 1.5 metres in height and supplemented further by trailing vegetation such as ivy (*Hedera*) and bushes. Consequently, any loss to the bulk of the trees caused by trimming and pollarding will be minimised through the presence of existing vegetation.

FP/10/06/TC**CONCLUSIONS**

The trees are assessed to be over 4 metres in height and also overhang a public footpath to the south. For this reason, trimming and pollarding would seek to remedy this situation which has been highlighted as being a security threat to the HSBC bank located to the south.

In addition, although the trees are prominent they do not mark the entrance into the churchyard but occupy a peripheral location at the south-east corner. Consequently, the surgery appears suitable in nature and degree and is unlikely to unduly impact upon the visual amenity value provided by the trees.

In confirmation, the Council's Arboriculturalist is of the opinion that such surgery is routine for a tree of this type. Further, it is not considered that the trees are worthy of a Tree Preservation Order.

It is therefore recommended that no Tree Preservation Order or objection be made and works should proceed as per the application.

FELPHAM

FP/10/06/TC

Trimming and pollarding of Lime trees
within the Felpham Conservation Area

St. Mary's Churchyard
Grassmere Close
Felpham

RECOMMENDATION

No Objection
