

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

REF NO: FP/118/18/T

LOCATION: 26-28 Oakland Court
Admiralty Road
Felpham
PO22 7DW

PROPOSAL: Re-Pollard two Holm Oak trees (T1&T2) by 1.5m to previous knuckle heads.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
TREES	Trees to front of flats.
SITE CHARACTERISTICS	Block of flats.
CHARACTER OF LOCALITY	Residential area.

RELEVANT SITE HISTORY

FP/52/13/T	Crown reduce 2 no. Ilex trees by 3 metres & crown lift by 3 metres	ApproveConditionally
FP/165/12/T	Reduce 2 No Ilex trees by 30% and crown lift by 4 metres	
FP/45/07/T	Pollard 2no. Holm Oak trees by 40-50% for regrowth	ApproveConditionally 30-03-07
FP/171/94/T	Thin one Holm Oak	ApproveConditionally 30-01-95
FP/139/90/T	Selectively lop one Ilex Oak in north west corner of site at the junction of Admiralty Gardens and Admiralty Road	ApproveConditionally 08-10-90

Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

No comment.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

2x Holm oak *Quercus ilex* Approx. height: 9 and 12m Average spread: 5 and 6 Age: Mature

Both trees are mature and appear to be in a fine physiological state with full and healthy crowns. They have been subject to past crown modification resulting in a dense, compact form.

They have previously undergone such intense 'containment pruning' (to accommodate adjacent development - 'pressure to prune') that repeat work of the kind now proposed will be necessary throughout their remaining lifespan to ensure they are in a structural condition appropriate for this location.

They enjoy a prominent roadside position and so contribute to the street scene as well as being visible from surrounding residential properties.

Conclusions:

If the work is undertaken to a good standard, then repeat crown reduction at this time is unlikely to have a negative effect on long-term health and vitality.

The proposal to reduce overall height and spread with a view to restricting growth is justified and consistent with previous works approved by the Local Planning Authority.

Recommendations:

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

Condition - 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 below the point of origin.

Reason - In order to ensure a satisfactory standard of tree surgery, in the interests of tree health and long-term vitality.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

DEVELOPMENT PLAN POLICES**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	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

The trees are visible in the street scene, however the Tree Officer has raised no objection to the works therefore it is recommended that the application is approved subject to conditions.

HUMAN RIGHTS ACT

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 Condition - 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 below the point of origin.
Reason - In order to ensure a satisfactory standard of tree surgery, in the interests of tree health and long-term vitality.
- 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.