TREE WORKS CONSENT REPORT

REF NO: **FP/139/11/T**

LOCATION: Eaton Lodge
2 Crossbush Road
Felpham

PROPOSAL: Crown thin by 20% - 25% and crown reduction by up to 3 metres to 2 No Evergreen Oak trees and 1 No Oak tree

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 1875 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	The trees subject of the application.
BOUNDARY TREATMENT	Red brick wall and iron railings to front (west) boundary, approx. 2m in height. Mature trees and hedging enclosing south side boundary.
SITE CHARACTERISTICS	Detached 2 storey dwelling. Detached double garage and mature gardens.
CHARACTER OF LOCALITY	Sited within a private residential area. Various mature trees noted within street scene.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Felpham Parish Council

The 3 trees are in need of pruning and shaping as requested.

1 Letter of objection:
No tree surgery due to nesting birds.

Comments on Representations received:

Comments on Parish Response:
Comments are noted, however the Councils Arborist considers that the proposed works would be excessive and in the absence of any agreed amendment to the proposed works by the agent, the application is to be refused.

Comments on Letter of objection:
Informative would be attached to any approval advising applicants of the relevant wildlife

acts.

CONSULTATIONS

Council's Arboriculturalist

Consultations responses received:

Councils Arborist:
The work of crown thinning and crown reduction is unjustified. I would recommend the following;

T1 Evergreen Oak, Crown-lift to 2.5m is acceptable. Heavy reduction/thinning of a semi-mature tree would react to produce denser re-growths and create further problems for the tree owner and is not recommended.

T2 is a Lime tree not an Evergreen Oak, The tree requires pruning back to the edge of the highway up to a height of 5m and reducing away from the house to provide a 1-2m gap. The tree has developed a natural taper from the south west to the north east and a desirable feature. As with the above tree, a heavy reduction/thin would produce profuse growths.

T3 English Oak, this has been subjected to heavy limb removal leaving large wounds of approximately 150mm in their width. The tree requires time to heal and recover and further substantial tree work is not recommended. However a crown reduction to provide a gap of 1-2m from the house would be acceptable.

Comments on Consultation responses:

Comments are noted. Discussions with the agent have taken place, however no formal response has been received to confirm that they would agree with the amendment to the works recommended by the Councils Arborist.

POLICY CONTEXT

Designation applicable to site:
Built-up area boundary
Tree Preservation Order TPO/3/62

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

SUPPLEMENTARY POLICY GUIDANCE

XXX1	Circular 36/78
XXX2	DETR TPO's A guide to Law and Good Practice

POLICY COMMENTARY

TREES
The above policies are general and, other than Circular 36/78 and DETR TPOs, are not specific to trees.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

TREES
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 2No. Evergreen Oak trees are sited to the front of the property overhanging the front boundary of the site and the Oak tree is located to the south of the dwelling. The trees are of a significant height and spread, readily visible in the street scene and of significant public visual amenity.

The submitted application is for a crown thin of 20-25% and a crown reduction of up to 3m.

The Council's Arborist has inspected the tree and has advised that the works for crown thinning and crown reduction is unjustified. The heavy reduction works to the Evergreen Oak tree (T1) and Lime tree (T2) would result in denser re-growths and create further problems for the tree owner and is not recommended. The English Oak tree (T3) has been subjected to heavy limb removal leaving large wounds of approximately 150mm in their width. The tree requires time to heal and recover and further substantial tree work is not recommended.

An amendment has been sought to allow for some works to be approved, in-line with the Arborists comments, however no formal confirmation or agreement has been received to confirm that this would be agreed.

In view of this, the application is recommended for refusal for the following reason.

RECOMMENDATION

REFUSE

1 The trees make a significant contribution to the character of the area and the level of surgery proposed would be detrimental to the long term health of the tree creating further profuse growths which would cause greater problems to the owners of the site. The works would thereby conflict with Tree Preservation Orders: A Guide to the Law and Good Practice (2000).