

TREE WORKS CONSENT REPORT

REF NO: FP/19/11/T

LOCATION: 104 The Barn
Felpham Road
Felpham Bognor Regis

PROPOSAL: Crown reduce 1 No Sycamore Tree by 30% - 35%

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing and hedging approximately 1.8m high surrounds the rear garden of the property.
SITE CHARACTERISTICS	The site is a two storey Grade II Listed property with a thatched roof and cream painted elevations.
CHARACTER OF LOCALITY	The site is located within the Felpham Village Conservation Area, along a road of mixed residential and commercial properties of a traditional style.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Support

Comments on Representations received:

Noted

CONSULTATIONS

Conservation Officer
Council's Arboriculturalist
Conservation Area Advisory Com

Consultations responses received:

District Arboriculturist:

I have inspected the tree and would recommend the growth from any previously lopped branches to be reduced to form a 'French Pollard'. This work would be beyond any crown

reduction and normally unacceptable but due to the poor work in previous attempts would now require some drastic and formative pruning, generally outside the scope of BS3998 (1989). The dead stubs should be cut to the resultant 'knuckles'. There would be little branch work remaining to carry out a further light thin. In fact it would help the tree recover if the smaller inner branches were to remain attached providing a function/leafy area for the tree to recover quickly.

Further response:

I met with the tree surgeon submitting the application, who has suggested that a crown reduction could be achieved with sympathetic pruning and after speaking with him I feel that this could be done. However all works must be carried out in accordance with BS3990 and pruning must not be beyond the original lopped/knuckle points.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Tree Preservation Order
Grade II Listed Building
Within the Felpham Village Conservation Area

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

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

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

This application seeks permission to carry out works to a Sycamore tree at 104 'The Barn'

Felpham Road.

The tree is located to the side of the property and its location is such that it is visible from the street scene. The tree has been subject to poor pruning in previous years, and this has resulted in a poor crown form.

The District Arboriculturist originally recommended that the growth from the previously lopped branches be reduced to form a 'French Pollard'. However, after meeting on site with the tree surgeon submitting the application, the District Arboriculturist has confirmed that the proposed works are acceptable.

It is therefore recommended that the application be approved, subject to the following conditions:

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The work hereby approved shall be undertaken under the supervision of the Local Planning Authority who shall be notified in writing, not less than 7 days before the work commences.

Reason: In order to ensure a satisfactory standard of tree surgery in the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 2 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage in the interests of the visual amenities of the locality in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The Sycamore tree subject of this application shall be reduced by no more 35%, and shall not be pruned beyond previous lopped points. All works shall be carried out in accordance with BS3998:1989.

Reason: In order to protect the health and appearance of the protected tree.

- 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

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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.