

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

REF NO: FP/212/14/T

LOCATION: 5 Admiralty Road
Felpham

PROPOSAL: Fell 1 No Lauris Nobilis Bay Tree

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat.
TREES	The tree the subject of this application.
BOUNDARY TREATMENT	The front boundary consists of a low 0.2 metre high brick wall with a 2.5 metre hedge behind, with the side boundary of the property forward of the primary elevation featuring a 1.5 metre high brick wall.
SITE CHARACTERISTICS	Two storey white rendered semi detached property with white wooden sliding sash windows and red tiled roof.
CHARACTER OF LOCALITY	The locality of the site is a mixture of residential and commercial uses. Admiralty Road features primarily residential properties of a mixture of designs, styles and types. Felpham Road located to the west of the application site features a number of commercial uses.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Felpham Parish Council

Felpham Parish Council:-

OBJECTION - FPC OBJECT TO THE FELLING OF THE LAURIS NOBILIS AND RECOMMEND THAT THE WORKS BE CARROUED OUT AS OUTLINED BY THE FELPHAM PARISH COUNCIL TREE WARDEN BELOW:

This tree is very close to the wall between No. 5 and No. 3. It is multi-stemmed and as tall as the buildings. If the tree is felled down to the ground, the roots will also have to be ground out otherwise it will reshoot and possibly undermine the wall. My suggestion would be to pollard

the tree down to about 6 feet (2 metres) where it can easily be kept in check. Work to be carried out by a qualified tree surgeon. Rohan Amick Tree Warden for Felpham Parish Council.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Arboriculturist

Consultations responses received:

Council's Tree Officer:-

Comments:

- This tree is situated in the area of Felpham. The surrounding landscape has a reasonable mix of manly medium and smaller sized trees. The outlined tree in this application is located in the front garden, along the western boundary.
- The applicant has requested to fell this outlined tree. The applicant has cited the fact the boundary wall is being affected by development in the basal area. The applicant has also cited the trees proximity to drains as justification to fell.
- The applicant has failed to address potential techniques of mitigation that could be employed to retain this tree. As this tree has an active TPO, sound arboricultural justification needs to be omitted. Also all the available mitigation techniques should be visited for their applicability e.g. remedial pruning.

Recommendation:

- As the applicant has failed to address all the available mitigation that potentially could be instigated on this site, I would like to object to the outlined operation.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation's Applicable to Site:-
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

PLANNING POLICY 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 tree the subject of this application is located on the western boundary of the property and is clearly visible within the street scene and as such makes a considerable contribution to the visual amenity of the area.

The report provided by the Council's Tree Officer raises an objection to the proposed felling on the grounds that sound arboricultural justification has not been provided and as such potential measures of mitigation have not been adequately considered.

Therefore, it is recommended that the application to fell the tree should be refused.

RECOMMENDATION

REFUSE

- 1 The Lauris Nobilis Bay Tree provides a significant contribution to the character of the area and therefore in the absence of any substantiated arboricultural justification the proposed tree works would be detrimental to the visual amenities of the locality.