

Recommendation Report for Works to Tree(s) on trees subject to a Tree Preservation Order (**REF NO:** FP/217/12/T**LOCATION:** Hedgerow to the East of
1 to 12 Northwyke Close
Felpham**PROPOSAL:** Remove 7-9 m to leave a 5m pollard to 1 No Poplar tree and reduce height by 3-6 metres to 4 Leyland Cypress trees**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	N/A
SITE CHARACTERISTICS	Residential cul-de-sac. Modern, two storey block of flats with parking forecourt to rear.
CHARACTER OF LOCALITY	Residential area comprising flats and dwellings of varied character and design.

RELEVANT SITE HISTORY

FP/69/90	Erection of single block of 7 No private garages	Approve Conditionally 04-07-1990
BR/793/68	4 Bungalows & garages	Refused 27-03-1969
BR/218/69	Details 5 houses and garages	Approve Conditionally 15-07-1969
BR/485/71	2 blocks 2 storey 2 bed flats total 8 flats with 8 garages and 5 parking bays	Approve Conditionally 01-11-1971

REPRESENTATIONS**Representations received:**

Felpham Parish Council

Object - a maximum of 7m reduction to the Poplar tree would be acceptable.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Council's Arboriculturist

Consultations responses received:

Arboriculture: Object. I have inspected the trees and find the work to the conifers acceptable. Once the conifers have been reduced, the Poplar will be exposed and prominent as a landscape feature. However, the reduction of the Poplar as proposed in the application is excessive, creating unnecessary large wounds, prone to decay with future growths likely to become detached, making the tree hazardous. A higher reduction is suggested at 8 metres with smaller wound sizes less than 150mm allowing for the adjacent young Oak to be established. The lopping of the Poplar Tree to a height of 5 metres is unacceptable and without justification. Consent for the work should therefore be refused.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

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

The application seeks consent to remove 7-9 metres from 1no. Poplar Tree to leave a 5 metre pollard and to reduce the height of 4 Leyland Cypress Trees by 3-6 metres.

The trees are located to the rear of China Inns Restaurant and no. 1 Flansham Lane at the end of a residential cul-de-sac (Northwyke Close).

The proposed work to the Poplar is requested in order to reduce the size of the tree and the risk of failure, and to manage a potentially large tree in a relatively confined area in proximity to nearby structures. Similarly, the works to the Leyland Cypress are requested in order increase daylight and to reduce the risk of structural failure.

The trees are located at the end of a residential cul-de-sac and are not considered to possess significant public amenity, with the exception of the Poplar, which is a large tree that is clearly visible along Northwyke Close and the surrounding locale. The Leyland Cypress Trees form part of a hedgerow.

The Council's Arborist has inspected the trees and is of the opinion that the lopping of the Poplar Tree to a height of 5 metres is unacceptable. This will create large wounds, prone to decay with future growths prone to detachment/weakness with potential to create a hazard. It is therefore suggested that the tree is reduced to a height of 8 metres, with smaller wound sizes of less than 150mm. No objection is raised with respect to the proposed works to the Conifers.

It is therefore recommended that consent is refused on the following grounds.

RECOMMENDATION

REFUSE

- 1 In the absence of any arboricultural justification the removal of 7-9 metres to leave a 5 metre pollard to 1no. Poplar Tree would create excessively large wounds prone to decay with future growths likely to fracture. The tree surgery proposed in the application would therefore result in excessive reduction of the tree's landscape impact and diminish the appearance, health and longevity of the Poplar Tree.