

TREE WORKS CONSENT REPORT

REF NO: FP/166/11/T

LOCATION: Land on NW corner of The Green
The Ridgeway
Felpham

PROPOSAL: Fell 1No. White Poplar, Raise Crown to 1No. Evergreen Oak and trim to shape.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.217 ha
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	The trees the subject of this application.
BOUNDARY TREATMENT	None
SITE CHARACTERISTICS	Village green comprising a rectangular open space laid to grass.
CHARACTER OF LOCALITY	Predominantly residential comprising detached two storey dwellings surrounding a village green.

RELEVANT SITE HISTORY

FP/279/88/T	Lopping and pruning of one White Poplar tree Approve Cond and lopping and removal of dead wood from 3 14-11-1988 Scots Pine trees
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REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection

2 Letters of Objection:

White poplar tree looks healthy. Top may need trimming, but please do not authorise for a healthy beautiful tree to be cut down.

Holm Oak should go and the White Poplar should be saved. There is another Holm Oak in the centre of the green - both trees are ideal for the seaside and the variability of the winds. The Macrocarpa is a lovely tree and is not unsafe.

Comments on Representations received:

Comments noted. For clarification, the Monterey Cypress, located on a grass verge adjacent to No. 5 Copeland Road, is not covered by the Tree Preservation Order and does not form

part of the application.

CONSULTATIONS

Council's Arboriculturalist

Consultations responses received:

Arboriculturist: The application refers to three trees, two have been requested for removal which are the Monterey Cypress and the White Poplar. There is no Arboricultural justification to have both trees felled. The Monterey Cypress is close to No. 5 Copeland Rd and would be a concern to residents. I would therefore recommend that the tree is crown thinned by 5% to include all deadwood and damaged branches. An overall crown lift of 4 metres is acceptable and the crown reduction maximum of 1 metre above the property. The applicant requests to raise the crown of the Evergreen Oak and trim to shape, but no specification for the work or justification has been provided. The tree has developed a low branching framework. A traditional crown lift of 2 metres would require removing the majority of substantial low limbs and exposing others which have been protected by this lower crown growth. The low crown growth does encroach into the highway. It is recommended that 1 metre crown reduction from the road and the remaining peripheral growth would be acceptable.

Comments on Consultation responses:

Comments noted. For clarification, the Monterey Cypress, located on a grass verge adjacent to No. 5 Copeland Road, is not covered by the Tree Preservation Order and does not form part of the application.

POLICY CONTEXT

Designation applicable to site:

No public sewer

Tree Preservation Order

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 White Poplar Tree and Evergreen Oak are located on the northwest corner of The Green, The Ridgeway, and are covered by Tree Preservation Order BR/5/63. The Evergreen Oak is overgrown and mis-shapen and the White Poplar is screened by the Holm Oak in views from the west. The Evergreen Oak is visually dominant. However, both trees are readily visible from the streetscene and make a contribution to public amenity.

The Council's Arboriculturist has been consulted and is of the opinion that there is no Arboricultural justification to fell the White Poplar. There is no evidence that the tree is diseased, dangerous or dying. Further, the tree is readily visible in the streetscene and makes a contribution to public amenity.

With regard to the Evergreen Oak, the Council's Arborist comments that no specification or justification for the works is provided. However, the tree has developed a low branching framework and the low crown encroaches into the highway. A 1 metre crown reduction from the road and the remaining peripheral growth is considered acceptable.

In summary, it is recommended that consent is refused for the following reasons.

RECOMMENDATION

REFUSE

- 1 There is no arboricultural reason for the White Poplar to be felled and its felling would detract from the amenities of the locality in conflict with policy GEN7 of the Arun District Local Plan.