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

REF NO: **FP/218/12/T**

LOCATION: 22 Felpham Way
Bognor Regis

PROPOSAL: Crown lift 1No. Beech Tree from 4 to 6 metres.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Brick retaining wall to front boundary.
SITE CHARACTERISTICS	Detached two storey dwelling in a medium size plot.
CHARACTER OF LOCALITY	Approximately 843 sq metres

RELEVANT SITE HISTORY

BR/734/80	Erection of bungalow in rear garden of property	Refused 15-10-1980

REPRESENTATIONS

Representations received:

Felpham Parish Council

No Objection. Tree Warden approves of this and asks the work be carried out by a qualified Tree Surgeon .

Comments on Representations received:

Noted.

CONSULTATIONS

Council's Arboriculturist

Consultations responses received:

Aboriculture: Objection. I have viewed the Beech Tree from the highway. The tree is located to the rear of the garden. The proposal is for a crown lift to provide 6 metre clearance between the ground and the lower crown for the reason that the tree has become 'very busy'. Crown lifting to

this specific height is normally acceptable where those branches interfer with the highway and the footpath. However, the tree is located away from the highway and it appears that the 6 metre crown lift would not serve any other purpose other than to wound the tree unnecessarily. It is recommended that the proposed work is refused consent as there appears to be no arboricultural justification for it to be carried out.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

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 crown lift 1no. Beech Tree. The Beech Tree is protected by Tree Preservation Order BR/5/63 and is located in the rear garden of the application property. It is a mature tree with a large, spreading canopy that is visible in the surrounding locale from The Grove, Felpham Way and Manor Close.

The applicant seeks to crown lift the tree by 4-6 metres, as the tree is 'bushy'. The Council's Arborist has inspected the tree and comments that crown lifting to the height proposed is normally acceptable where branches overhang and interfer with a highway or footpath. In this case, the tree is located in the rear garden, away from the highway and public footpath. It is therefore considered that the crown lift is unnecessary, as this would serve no purpose other than to wound

the tree.

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

RECOMMENDATION

REFUSE

1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality.