

**Recommendation Report for Works to Tree(s) on trees subject to a Tree Preservation Order (****REF NO:** FP/22/13/T**LOCATION:** 8 Ceres Place  
Felpham**PROPOSAL:** Fell 2 No. Sycamore 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          | None to front. 1.8 metre high fence and hedging on side and rear boundaries.                                                                                                                               |
| SITE CHARACTERISTICS        | Detached, modern pitch roof dwelling.                                                                                                                                                                      |
| CHARACTER OF LOCALITY       | Open plan, residential cul-de-sac of detached, two storey modern dwellings of identical character and design. Mature tree screen to the rear of property and running along the rear boundaries of nos 5-8. |

**RELEVANT SITE HISTORY**

|             |                                                                                               |                                                                  |
|-------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| FP/292/87   | Extension to form accommodation for dependent relative                                        | Approve Conditionally<br>14-03-1988                              |
| FP/199/90   | First floor extension                                                                         | Refused<br>15-04-1991<br><b>Appeal: Dismissed<br/>10 09 1991</b> |
| FP/9/01/T   | General tidying of branches of 8 trees in rear garden and possible topping of one Scots Pine. | Approve Conditionally<br>16-03-2001                              |
| FP/205/02/T | Pollard or crown one Sycamore tree and fell one Pine tree.                                    | Approve Conditionally<br>22-11-2002                              |

|             |                                                                                                                                                                                                     |                                     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| FP/218/02/T | Remove large low limb growing easterly of 1 Monterey Pine tree in rear garden of No. 6. Reduce & reshape canopy by one third of 1 Sycamore tree and fell 1 Black Pine tree in rear garden of No. 8. | Withdrawn<br>03-12-2002             |
| FP/150/08/T | Prune limbs of 1no. Sycamore tree on north side to give a reduction of 3m                                                                                                                           | Approve Conditionally<br>23-09-2008 |

## REPRESENTATIONS

### Representations received:

Felpham Parish Council

No Objection as Tree Warden reports: Both these are large trees in small spaces. The trees are also showing signs of disease and damage at the bases. Recommendation : I would suggest that it would be wise to fell these trees before they become dangerous. Work to be carried out by qualified Tree Surgeon.

West Sussex Wildlife Protection: No felling unless dead or dangerous.

### Comments on Representations received:

Comments noted.

## CONSULTATIONS

Council's Arboriculturist

### Consultations responses received:

Arboriculture: Objection. Visited the site and found several trees within the garden of the above property and a large, dead and dangerous limb of a Monterey Pine extending into this property from an adjacent garden. Believe that the tree TA is the mature Sycamore Tree located in the corner of the rear garden between the small shed and side boundary fence. This tree is clearly visible from the highway providing some visual amenity. Tree TA was found to contain some deadwood and damaged branches caused by the gnawing antics of Grey Squirrel. The tree has a healthy main stem and supportive primary branch structure. Removal of dead and damaged secondary branch growth is recommended but its removal has not been justified. In my opinion, I doubt this was the original tree that the Arboricultural consultant had priced to be felled as it is a very competitive price. There is a smaller double stemmed Sycamore which I believe has been marked on the 8 Feb location plan marked as TC, located between a mature tree near to the rear fence and the Evergreen Oak. The tree is smaller in size than the one near to the shed. Its loss would not however detract from the visual amenity of the area and should be allowed consent. The reason for thinning the crown of the Horsechestnut and the amount by in percentage has not been provided. This needs to be clarified by the tree owner as without this detail, the work is invalidated. Recommendation: the felling of the Sycamore TA is unjustified and the amount in percentage for the crown thin of the Horsechestnut has not been provided. The application should therefore be refused consent.

### Comments on Consultation responses:

Comments noted.

For clarification, the Horsechestnut Tree is not protected by Tree Preservation Order and does not form part of the application.

## 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 fell 2no. Sycamore Trees in the rear garden of 8 Ceres Place. The Sycamore Trees form part of a group of mature trees located at the rear of nos 5-8 Ceres Place. The trees are considered to make a significant contribution to public amenity. The trees protected by TPO BR/14/ include Pine, Cypress, Sycamore and Evergreen Oak Trees.

The proposed works are requested, owing to the close proximity of the trees to the dwelling and the reduction of light/shading to the rear garden.

The Council's Arborist has inspected the site and is of the opinion that the Sycamore Tree located in the corner of the site (TA) is visible from the streetscene and contributes to public amenity. The tree was found to contain deadwood and damaged branches from gnawing squirrels, however the main stem and supportive branch structure is healthy. The removal of damaged branches and deadwood is therefore supported, but the felling of the tree is not justified. The smaller, twin stem Sycamore Tree located in the centre of the site (TC) is not visible from the streetscene and is not considered to contribute to public amenity. No objection is therefore raised to its loss.

For clarification, the Horsechestnut Tree is not covered by the Order and the proposed works do not therefore require consent.

In summary, it is therefore recommended that consent be refused for the felling of the larger Sycamore Tree (TA) as the tree contributes to visual amenity and no arboricultural justification is

given to fell the tree.

**RECOMMENDATION**

**REFUSE**

- 1      There is no arboricultural reason for the sycamore Tree shown as TA to be felled and its felling would detract from the visual amenities.