

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

REF NO: LU/150/19/T

LOCATION: Apple Tree Cottage
Toddington Lane
Littlehampton
BN17 6JX

PROPOSAL: Fell 1 No. Robinia & reduce crown of 1 No. Holm Oak by 2m.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
TREES	The trees referred to in this application are located in the garden to the east of the property. The Holm Oak is located in the South Eastern corner of the garden and the Robinia is located to the North East of the house.
SITE CHARACTERISTICS	Dwelling
CHARACTER OF LOCALITY	Residential

No relevant planning history.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

Tree officers comments:

T1 False acacia / Robinia pseudoacacia Approx. height: 11m Average spread: 3m Age class: Over mature

T2 Holm oak / Quercus ilex Approx. height: 12m Average spread: 6m Age class: Early mature

T1 - Appears to be in a fair physiological state and of moderate form, having been previously 'topped' at 4metres height and with an uneven limb and branch recovery. This is clearly a tree in slow but inexorable decline and having become unsuitable for its location. It is visible from adjacent properties but only with difficulty from publicly accessible land.

T2 - Appears to be in a fine physiological state and of moderate form, having been suppressed a little by

the adjacent established large pine trees. While of some visual interest it is clearly subordinate to the pine trees which are of much greater value. A re-balancing of the crown profile is unlikely to improve the tree's long-term prospects but would introduce some formality to this part of the garden.

Conclusions:

There is no reason to object to the proposed tree works on arboricultural grounds.

There will be no significant loss of public amenity on completion of the proposed works.

I recommend CONSENT for this application, subject to the following conditions:

Conditions To Be Applied to Approved Work: -

Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010

Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

The long-term vitality of tree T2 is best respected when significant pruning work such as proposed, is undertaken during the mid to late-winter period (January to February). The work proposed must only be undertaken during this period.

Reasons: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

- See also the standard pruning guidance notes issued with the consent letter

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Within the built up area boundary

Tree Preservation Orders

DEVELOPMENT PLAN POLICES

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice 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

Following the comments from the tree officer, it is recommended consent be approved, subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
- 2 Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.
- 3 The long-term vitality of tree T2 is best respected when significant pruning work such as proposed, is undertaken during the mid to late-winter period (January to February). The work proposed must only be undertaken during this period.
- 4 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 5 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb

a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.