

Recommendation Report for Prior Notification of Work to Tree(s) in a Conservation Area

REF NO: LU/36/14/TC

LOCATION: The Manor House
Church Street
Littlehampton

PROPOSAL: T1-Holm Oak: Crown lift to 4 Metres, T2-Holly: Prune by 0.5metres, T3-Robina: remove deadwood, T8-Gelsinia: Crown lift to 4 metres from ground level, T11-Holm Oak: Prune clear around base within the Littlehampton (East Street) Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat.
TREES	The five trees that form the subject of this application.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	The trees are in close proximity to the Manor House Car Park, Town Council offices and St. Mary's Church.
CHARACTER OF LOCALITY	A mixture of residential and commercial in a town centre location.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

None

CONSULTATIONS

Council's Arboriculturist

Consultations responses received:

Council's arboriculturalist

No objection.

Agree with the principles of pruning works for the reasons stated in the application.

Conservation Area Advisory Committee

Comment. Refer to Council's arboriculturalist.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

TREES

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 211(1) of the Town and Country Planning Act 1990 states:-

'Subject to the provision of this section and Section 212, any person who, in relation to a tree to which this section applies, does any act which might by virtue of Section 198(3)(a) be prohibited by a Tree Preservation Order shall be guilty of an offence.'

It is a defence to have provided notification to the Local Planning Authority 6 weeks in advance of any works. This is to enable the Local Planning Authority time to consider making a Tree Preservation Order.

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

This application forms notification for works to five trees located within the grounds of Littlehampton Town Council offices with 1No. Holm Oak and 1No. Gelsinia fronting Church Street.

The five subject trees are visible from a number of public vantage points and make important contributions to the visual amenity of this town centre location. However, the trees are not scheduled for felling and the applicant states that the proposed works are required to ensure the health and longevity of the trees. Consequently, they form maintenance works for which a Tree Preservation Order is not required.

The Council's arboriculturalist has raised no objection to the works.

It is therefore recommended that no objection be raised and the works may proceed as per the notification.

RECOMMENDATION

NO OBJECTION

- 1 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 2 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.