

LU/390/07/T

TREE WORKS TO TPO TREES REPORT

DESCRIPTION/ ADDRESS	- Fell to ground level one Chestnut tree. Sandfield House, Lyminster Road, Littlehampton.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A.
TOPOGRAPHY	Predominately flat.
TREES	Various trees in and around the site.
BOUNDARY TREATMENT	A detached dwelling to the rear, various trees, bushes and hedging to the east and west.
SITE CHARACTERISTICS	Detached three storey dwelling with pink painted smooth rendered elevations and a grey slated roof. Gardens to front, east and west and a double detached garage to the rear.
CHARACTER OF LOCALITY	The area is a combination of residential and nurseries which are near to a level crossing. The dwellings are a combination of detached, terraced and bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EP/84/91/T.	Removal of dead and dying branches of 1 Beech tree.	Approved Conditionally. 25-11-1991.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council.	Refer to Tree Surgeon.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Council's Arboriculturalist.	The tree is heavily diseased and the tree should be felled.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Tree Preservation Order LY/5/73.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: DEV1. Arun District Council: GEN7.

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PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development.

Circular

36/78

DETR

TPO's - A Guide to the Law & Good Practise.

POLICY COMMENTARY

The above policies are general and, other than Circular 36/78 and DETR TPO's, are not specific to trees.

COMMENT ON CONSULTATION RESPONSES

Noted and agreed.

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

ASSESSMENT OF PROPOSAL**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 Chestnut tree is a mature tree which is situated adjacent to a main road and has significant visual amenity to the character of the street scene. The applicant submitted with a proposal to fell the tree because it is diseased.

The Council's Arboriculturalist inspected the tree and has confirmed that the tree is diseased and has recommended its felling.

It is therefore recommended that the application should be granted consent.

LITTLEHAMPTON

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RECOMMENDATION

No Objection

