

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

REF NO: LU/54/15/TC

LOCATION: Pharos Quay
River Road
Littlehampton

PROPOSAL: Fell 1No. Leyland Cypress within the Littlehampton (River Road) Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat
TREES	The trees the subject of this application.
BOUNDARY TREATMENT	The site is enclosed by a mixture of timber fencing, hedging of a modest height and metal railings.
SITE CHARACTERISTICS	The site is occupied by a residential development consisting of a number of three-storey blocks of flats.
CHARACTER OF LOCALITY	The site is located within a designated Conservation Area and is an example of modern development that intersperses more historic buildings that line the road. The predominant use of surrounding buildings is residential.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

None received

Comments on Representations received:

N/A

CONSULTATIONS

Conservation Officer

Arboriculturist

Consultations responses received:

Council's Tree Officer:-

Comments:

- The tree outlined in this application is located in Littlehampton. The surrounding landscape has a poor stocking density, of mainly small to medium sized trees.
- T1 is abutting the main highway, and therefore can be easily seen by the public.
- T1 has poor form and is in poor condition. For these reasons the retention span will be low.

Recommendation:

- As T1 has poor form, is in poor condition, has a poor retention span, and is therefore not eligible for a TPO order. I therefore have no objection to the proposed operation.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designations Applicable to Site:-

Adopted Local Plan
Class B Road
Conservation Area
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

PLANNING POLICY 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.

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 tree the subject of this application has been inspected by the Council's Tree Officer who has stated that whilst the tree is clearly visible from the public highway, it is in poor condition and as such has a poor retention span.

Therefore, in accordance with the comments of the Council's Tree Officer it is recommended that no objection is raised in relation to the proposed felling of this tree.

RECOMMENDATION

NO OBJECTION

- 1 **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.

- 2 **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.