TREE WORKS CONSENT REPORT

REF NO: R/116/08/T

LOCATION: 21 Meadway
Rustington

PROPOSAL: Application to reduce crown & portion of root system on a selective basis to 1no. Ash tree

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 591 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	There is a slight downwards slope from north to south
TREES	None other than the Ash tree subject to the proposal
BOUNDARY TREATMENT	Open plan
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling which has yellow brick elevation walls and a tile surfaced gable roof. There is a detached flat roof garage to the north of the main building. The dwelling is set back from the road with an open plan garden to the front. This is where the Ash tree is located.
CHARACTER OF LOCALITY	The site is located on a residential cul-de-sac which is characterised by detached bungalow dwellings set centrally on their plots with open plan front gardens. The road is lined with a number of established trees as well as some newly planted saplings.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:
Rustington Parish Council
No objection

Comments on Representations received:
Noted

CONSULTATIONS

Parks and Landscapes- Philippa Dart

Consultations responses received:

The tree has a rather loose formatioon in the crown and I would suggest that it be reduced in height and spread by some 20% in order to promote reasonable new growth on the tree.

With regard to the problems that are highlighted with the root system, I examined the drive and there does not appear to be any compelling reason to do any work on this drive at this time and if this was necessary I would say that the driveway could be rectified in order to accommodate the root system. Technical advice on thsi can be obtained through the Forestry Commission or The Arboricultural Association.

Comments on Consultation responses:

Noted

POLICY CONTEXT

Designation applicable to site:
Tree Preservation Order
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	GEN28	Trees and Woodlands

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
	Circular 36/78
	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 TPO's, are not specific to trees.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 198 of the Town aand 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 Ash tree is situated to the front of the dwelling and is a prominent feature on this tree lined street due to its height. There is a similarly sized tree in a similar position on the neighbouring site to the south.

Following consultation with the Council's arboriculturalist it is agreed that the proposed works to the crown of the tree would be appropriate and will have a long term positive impact due to the promotion of new growth. However the proposed works to the roots should be avoided with options sought for rectifying the driveway to accomodate the root system.

It is therefore recommended that this application be refused for the following reason.

RECOMMENDATION

REFUSE

1 There is no arboricultural justification for the tree root system to be reduced and this work may prejudice the future health of the tree thereby detracting from the amenities of the locality in conflict with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

2 INFORMATIVE: The proposed works to reduce the crown by up to 20% are considered satisfactory. An application for such works is therefore likely to be acceptable to the local planning authority.

report