

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

REF NO: R/142/15/T

LOCATION: Allangate House
Station Road
Rustington

PROPOSAL: Various surgery to 1No. Monterey Pine tree

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat.
TREES	The tree the subject of this application.
BOUNDARY TREATMENT	The front boundary of the site consists of a 2 metre high flint wall with mature planting.
SITE CHARACTERISTICS	The site is occupied by a large two storey dwelling.
CHARACTER OF LOCALITY	The locality of the site is predominantly residential and features properties of various designs and styles.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Rustington Parish Council

My Council has noted the above application and wishes to raise no objection to it, subject to the approval of the local Planning Authority's Arboriculturist.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Arboriculturist

Consultations responses received:

Council's Tree Officer:-

Comments:

· The tree cited in this application (T1) is standing close to the southern boundary of Allangate House, Station Road. T1 is easily seen from the B2140 road running parallel to the outlined property.

- From the site inspection it is clear that T1 has suffered a large breakout to the lowest limb on the western aspect to T1. It is also evident that the northern section of T1 has suffered extensive fire damage.
- For the western section of T1, the applicant has applied to reduce the two lowest limbs by 3 meters, and 3rd lowest limb by 2 meters. This action is clearly designed to reduce the end weight to the damaged lowest limb, which will reduce the chance of failures occurring. The applicant has also applied to remove the limb at 7 meters, which is fused to another limb. This again will reduce the chance of a failure occurring.
- For the eastern section the applicant has applied to reduce the two lowest limbs by 1 meter. Again this action is designed to reduce the end weight to these elongated limbs, and therefore reduces the chance of failures occurring. The removal of any dead mass requires no permission from the local planning authority.

Recommendation:

- For the west spanning limbs I would have no objection to the reduction to the reduction of no more than 3 meters to the two lowest limbs, I would also have no objection the removal of the upper limb at 7 meters that has fused with the neighbouring limb.
- For the eastern facing limbs I would have no objection to the reduction of the two lowest limbs by no more than 1 meter.
- The following conditions are to be adhered to when completing the proposed operations;

Conditions:

Crown Reduction

All side branches to be retained should be at least 1/3rd in diameter of the removed branch. Pruning cuts must be flat and smooth, kept as small as possible by cutting at an optimum angle and should not exceed 100mm in diameter.

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

Crown Clean

The Crown Clean should consist of deadwood and stub removal where all cuts should be made to the branch collar. Where crossing branches are encountered the weaker branch/branches should be reduced or removed to avoid contact between them. The remaining branch/branches should be shortened as appropriate to relieve 'end weight' and sudden exposure by reducing the leaf bearing branch tips by no more than 30%.

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

Crown Lift

Branches found within the clearance height having diameters greater than 100mm should be shortened and no more than 15% of the leaf bearing growth of that branch should be removed to facilitate the unobstructed free passage of vehicles and pedestrians.

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

Comments on Consultation responses:

Comments noted and conditions attached to approval.

POLICY CONTEXT

Designations Applicable to Site:

Within Built Area Boundary

Tree Preservation Order

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

PLANNING POLICY GUIDANCE

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

The tree the subject of this application is located close to the southern boundary of the site and is clearly visible within the street scene.

The tree has been inspected by the Council's Tree Officer who has stated that the tree the subject of this application has suffered a large break out to the lowest limb on the western aspect with their being clear fire damage to the northern section.

The Tree Officer has raised no objections in relation to the proposed works which seek to reduce the risk of failures occurring. Therefore, it is recommended that planning permission is granted for the proposed works subject to the below conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 All side branches to be retained should be at least 1/3rd in diameter of the removed branch. Pruning cuts must be flat and smooth, kept as small as possible by cutting at an optimum angle and should not exceed 100mm in diameter.

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

- 2 The Crown Clean should consist of deadwood and stub removal where all cuts should be made to the branch collar. Where crossing branches are encountered the weaker branch/branches should be reduced or removed to avoid contact between them. The remaining branch/branches should be shortened as appropriate to relieve 'end weight' and sudden exposure by reducing the leaf bearing branch tips by no more than 30%.

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

- 3 Crown Lift
Branches found within the clearance height having diameters greater than 100mm should be shortened and no more than 15% of the leaf bearing growth of that branch should be removed to facilitate the unobstructed free passage of vehicles and pedestrians.

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

- 4 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage in the interests of the visual amenities of the locality.

- 5 The work hereby approved shall be undertaken under the supervision of the Local Planning Authority who shall be notified in writing, not less than 7 days before the work commences.

Reason: In order to ensure a satisfactory standard of tree surgery in the interests of amenity.

- 6 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.

- 7 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.