

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

REF NO: R/205/17/T

LOCATION: R/O 10 - 12 Bushby Avenue
Rustington

PROPOSAL: Prune back branches overhanging north boundary wall & roofing by 300-500mm to 1 No. Sycamore tree.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above.

TREES

The tree outlined in this application is located on the land to the rear of 12 Bushby Avenue, Rustington.

SITE CHARACTERISTICS

Dwelling.

CHARACTER OF LOCALITY

Residential.

RELEVANT SITE HISTORY

R/24/09/T	Crown reduction, lifting and thinning to one sycamore tree (T1)	Refused 08-04-2009
-----------	---	-----------------------

Relevant planning history noted.

REPRESENTATIONS

Representations received:

Rustington Parish Council

Parish Council - No objection.

Nearby occupiers - Objection - They believe that the tree will become unbalanced, and leave the adjoining properties in danger.

- The tree is part of the village scene and is a significant feature in the landscape.
- No justification for the works has been made.

Comments on Representations received:

Noted.

CONSULTATIONS

Arboriculturist

Consultations responses received:

Tree Officer -

T1 - Sycamore *Acer pseudoplatanus* Height = 14m Avge spread = 8m Age = Mature

- A maturing tree that is sound and healthy and makes a positive impact in the landscape.
- Growing at the side of a narrow driveway and not in the ownership of the applicant.

Conclusions:

- The request to remove the overhanging growth by 300mm[1ft] to 500mm [1ft 7ins] is reasonable and acceptable but what concerns me is the level of prune shown by the line submitted on the photographs - if pruned back to this line then it would equate to 1m to 1.5m off the rear section of the tree and double that to the front section which would not be acceptable.
- I am happy to approve the minor level of pruning which has been requested but will be keeping an eye on this site to make sure that 500mm is not exceeded - this would of course be an offence under the Town and Country Planning Act and the tree surgeon and the person instructing them would be liable to prosecution.

Recommendations:

- I recommend APPROVAL for the pruning back of branches (facing onto flank wall of 7 Waverley Rd) measured from the tips back towards the trunk by between 0.3m to a maximum of 0.5m.
- The owner's consent to prune the tree is not required IF the work is to be undertaken from a lift platform but if the tree surgeon has to climb the tree then they must first obtain the approval of the owner of the tree.

Conditions To Be Applied to All Approved Works: -

- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons : 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.

POLICY CONTEXT

Within Built Up Area
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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

It is recommended that consent be granted subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal neutral impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 - Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

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

- 2 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.

- 3 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.