TREE WORKS CONSENT REPORT

REF NO: WA/64/08/T

LOCATION: The William Booker Yard
(The Park)
The Street Walberton

PROPOSAL: Surgery to one large Pine tree

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Surgery to one large pine tree.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	The pine tree subject of this application is the only tree affected by this development.
BOUNDARY TREATMENT	Open, however the tree is sited outside the northern boundary of 'Park End', which is formed by a hedge approximately 1.8 metres high.
SITE CHARACTERISTICS	The pine tree is located in an unmade road/ drive area behind The Street, adjacent to a small out building and a grass verge.
CHARACTER OF LOCALITY	The tree is sited within the Walberton Conservation Area, where there is a mixture of detached, semi detached and terraced houses of traditional styles.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:
Walberton Parish Council
Awaited
Comments on Representations received:
None

CONSULTATIONS

Horticulturist - Mr Everson

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report

Consultations responses received:

District Arboriculturist:

The tree appears to be in good health. Unfortunately there is no formal written assessment and survey of the trees health from a qualified Arborist to substantiate the application. It is therefore advised that the application be refused pending more adequate information as to the health of the tree and good reasons for undertaking surgery to the tree.

Conservation Area Advisory Committee:

No Comment

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Class C Road
Within the built up area boundary
Within the Walberton Conservation Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH4	Conservation Areas and Historic Towns and Villages
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN28	Trees and Woodlands
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

	PPS1	Delivering Sustainable Development

POLICY COMMENTARY

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

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 211(1) of the Town and Country Planning Act 1990 states:-
'Subject to the provision of this section and Section 212, any person who, in relation to a tree to which this section applies, does any act which might by virtue of Section 198(3)(a) be prohibited by a Tree Preservation Order shall be guilty of an offence.'
It is a defence to have provided notification to the Local Planning Authority 6 weeks in advance of any works. This is to enable the Local Planning Authority time to consider making a Tree Preservation Order.

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 subject of this application is located adjacent to an unmade track adjoining 'The Street', Walberton. Whilst the tree is recessed from the highway, it of such size that it is easily within public view and is considered to be a prominent feature in the street scene. As such it is deemed to be of significant residential amenity value.

The District Arboriculturist has visited the site and has stated that there no apparent justification to perform works on the tree, which appears to be in good health. In the absence of a formal written assessment and survey of the tree's health to substantiate the application, it has been advised that the application be refused on the grounds that the works will affect the visual amenity of the tree.

It is therefore recommended that the application be refused for the following reasons:

RECOMMENDATION

REFUSE

1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality, in conflict with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.