WA/67/06/TC

TREES IN A CONSERVATION AREA REPORT

DESCRIPTION/ ADDRESS	-	Reduce and shape 1 No. Eucalyptus tree by approximately 50%, fell 1 No. Pittosporum tree, prune and shape 1 No. Mimosa tree by approximately 25% & prune 1 No. Amelanchier Lamarkii by approximately 10%. Brewery Cottage, The Street, Walberton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. These 4 no. trees are all located in the rear garden of Brewery Cottage.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	Various trees including 1 no. eucalyptus approximately 20m high, 1 no. Pittosporum approximately 10m high, 1 no. Mimosa and 1 no. Amelanchier Lamarkii both approximately 6m high all that form the subject of this application.
BOUNDARY TREATMENT	The rear is kept by a 1.8m flint wall to the west, 1.8m fencing to the east, and foliage up to approximately 6m to the south.
SITE CHARACTERISTICS	A two storey terraced Grade II Listed Building formed of white painted flint and brick walls and a red plain tiled hipped roof.
CHARACTER OF LOCALITY	A residential road comprising predominantly two storey detached dwellings of individual style and design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Walberton Parish Council	Awaited
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Council Arboriculturist	No objection. Proposed works are for good horticultural reasons.

WA/67/06/TC

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Area Advisory Committee	No comment.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Designated Conservation Area Affects Setting of Listed Building Grade II Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, DEV1, CH1, CH4, CH5
Arun District Local Plan : GEN3, GEN7, AREA2, DEV11

PLANNING POLICY GUIDANCE

PPS1 – Delivering Sustainable Development
PPS7 – Sustainable Development in Rural Areas
PPG15 – Planning and the Historic Environment
Circular 36/78 DETR TPOs : A Guide to the Law & Good Practise

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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.

WA/67/06/TC

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

These 4 no. trees are all located within the rear garden of Brewery Cottage, and apart from the Eucalyptus are barely visible from surrounding roads. It is therefore not considered that they contribute significantly to the public's visual amenity.

None of the proposed works, including the felling of 1 no. Pittosporum, are considered to adversely compromise the character of the surrounding Conservation Area or the setting of the Grade II Listed Building.

Further, the Council's Arboriculturist has raised no objection and considers the proposed works to be necessary and acceptable for good husbandry purposes.

It is therefore recommended that no Tree Preservation Order be made and works should proceed as proposed.

WALBERTON

WA/67/06/TC

Reduce and shape 1 No. Eucalyptus tree by approximately 50%, fell 1 No. Pittosporum tree, prune and shape 1 No. Mimosa tree by approximately 25% & prune 1 No. Amelanchier Lamarkii by approximately 10%.

Brewery Cottage
The Street
Walberton

RECOMMENDATION

No Objection