WA/99/06/TC

TREES IN A CONSERVATION AREA REPORT

DESCRIPTION/ ADDRESS	-	Fell one Purple Plum tree within the Walberton Green Conservation Area Beech Cottage, West Walberton Lane, Walberton

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 620m²
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	Subject tree only
BOUNDARY TREATMENT	The front boundary has a 1.8m high solid brick fence and there is a derelict shed belonging to the property to the west sited on the western boundary.
SITE CHARACTERISTICS	Two storey detached dwelling on a standard sized residential block with the subject Purple Plum tree dominating the front garden of the property.
CHARACTER OF LOCALITY	Residential area characterised by large detached cottage-like dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Council Arboricultural Officer	Indicates that tree is a Purple Plum and not a Malus Tree as indicated in application. Found that there are substantial cracks in the main bough structure, a fungal infection and the tree is 50-60 yrs of age and ordinarily has a lifespan of approximately 30yrs. Given these findings it is considered that the tree has had its day. Therefore a TPO should not be placed on the tree and a more suitable species should replace it.

WA/99/06/TC

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Area Advisory Committee	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Designated Conservation Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH4
Arun District Local Plan : GEN7, AREA2

PLANNING POLICY GUIDANCE

PPS1 – Delivering Sustainable Development
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.

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.

WA/99/06/TC

CONCLUSIONS

The subject tree is not considered to significantly contribute to the visual amenity of the Conversation Area as it is relatively small in scale in relation to the adjacent dwelling and is not considered to enhance the appearance of the streetscape. It has also been confirmed by Council's Arboricultural Officer that the tree is in a severe state of decline.

For these reasons it is therefore recommended that no Tree Preservation Order be made and works should proceed as proposed.

WALBERTON WA/99/06/TC

Fell one Malus tree within the Walberton Green Conservation Area

Beech Cottage
West Walberton Lane
Walberton

RECOMMENDATION

No Objection