

Recommendation Report for Prior Notification of Work to Tree(s) in a Conservation Area

REF NO: Y/15/12/TC

LOCATION: 4 Tillington Cottages
Main Road
Yapton

PROPOSAL: Pollard 1 no. Willow tree by 4-5 metres & reduce 1no. Conifer by 4-5 metres within the Yapton (Main Road/Church Road) Conservation Area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	The trees the subject of this application and various trees within the vicinity of the application site.
BOUNDARY TREATMENT	Low boundary wall to front, 1.8 metre high timber panel fence to side.
SITE CHARACTERISTICS	Locally listed two storey terraced brick cottage with pitch, tiled roof.
CHARACTER OF LOCALITY	Yapton and Main Road Conservation Area. Main road comprising large detached character properties and terraced cottages.

RELEVANT SITE HISTORY

Y/67/68	Alterations and additions	Approve Conditionally 09-10-1968
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REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

Awaited.

CONSULTATIONS

Conservation Officer
Council's Arboriculturalist
Conservation Area Advisory Com

Consultations responses received:

Arboriculture: I have inspected the site today and find the Willow Tree partially visible and obscuring the Conifer Tree. The pollard of the Willow by 4-5m is rather harsh, but the tree will recover. The other trees are of lesser significance with regard to visual amenity and it is not necessary to consider a Tree Preservation Order in this instance.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

SUPPLEMENTARY POLICY GUIDANCE

XXX1	Circular 36/78
XXX2	DETR TPO's A guide to Law and Good Practice

POLICY COMMENTARY

TREES

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 notification seeks to pollard 1No. Willow Tree by 4-5 metres and reduce 1No. Conifer Tree by 4-5 metres at no. 4 Tillington Cottages.

The property is a two storey mid terrace cottage, located within the Yapton (Church Road/Main Road) Conservation Area. The trees are located within the rear garden of the property. The canopy of the Willow Tree is visible above the roofline of the property from the streetscene along Main Road, but the Conifer Trees are not readily visible from the public realm.

The Council's Arborist has inspected the site and comments that the pollard of the Willow Tree by 4-5 metres is harsh, but the tree will recover with time. The Conifer Tree is of lesser significance in terms of its amenity value.

It is therefore recommended that no Tree Preservation Order is made in this instance and no objection is raised with regard to the works.

RECOMMENDATION

NO OBJECTION