

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

REF NO: Y/65/13/TC

LOCATION: Tall Trees
Church Road
Yapton

PROPOSAL: Reduce lower branches of 1 Sycamore tree away from yew hedge, fell 1 No Leylandii, reduce 6 No Poplar trees by 12 metres, reduce height of Hawthorn Hedge by 2 metres within the Yapton Church Lane 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 notification but various trees within and around the site.
BOUNDARY TREATMENT	Dwarf and flint wall to front of site, rear has tree screening, side boundaries close boarded fencing, hedging/tree screening.
SITE CHARACTERISTICS	Two storey dwelling.
CHARACTER OF LOCALITY	Within the Church Lane Conservation Area. Semi-rural area with residential comprising detached and semi-detached two storey properties, some of notable character. St Mary's Church to east of site.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Yapton Parish Council
Awaited

Comments on Representations received:

None

CONSULTATIONS

Council's Arboriculturist
Conservation Officer

Consultations responses received:

Council's Arboriculturist

No objections to the surgery for the Poplar, Hawthorn trees and felling of the Leylandii tree. I regard the Sycamore tree as healthy, in good condition and has immediate visual impact of public amenity as viewed from the highway. The Oak is set back behind the rear wall boundary of the adjacent property and is therefore less prominent. The low branches could be reduced away from the hedge and the flint wall located 2.5m from the tree does not show signs of distortion or disturbance.

Conservation officer
Awaited

Comments on Consultation responses:

Comments noted

The applicant has been consulted and is happy to accept the recommendation and will carry out surgery rather than felling by the reduction of lower branches away from the yew hedge.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Within Conservation Area
Tree Preservation Order 1/74

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

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 notification seeks to carry out surgery to Poplar, Sycamore, Cypress and Hawthorn which are within the grounds of Tall Trees.

The Sycamore tree is sited to the front of the site and readily visible in the street scene. The other trees are within the grounds and are not visible to the front in Church Lane and of no significant public visual amenity. The initial notification was to remove the Sycamore tree as it is growing in close proximity to a flint wall and yew hedge. The Council's Arboriculturist has objected to its removal as the tree is healthy and in good condition. He has recommended that the lower branches be reduced away from the hedge. The applicant has been informed and is happy to accept his recommendation. The Poplar trees are sited on the rear boundary and are to be reduced to 12m in height, the Hawthorn hedge is to be reduced to 2m. The Leylandii tree which is in a poor state of health is to be removed.

The Council's Arboriculturist has raised no objection to the surgery and it is therefore recommended that no objection be raised or Tree Preservation Order be made.

RECOMMENDATION

NO OBJECTION