

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

REF NO: Y/69/25/TC

LOCATION: Rose Cottage
Church Road
Yapton
BN18 0EW

PROPOSAL: Fell 1 No. Conifer (T1). Crown reduction to 1 No. Conifer (T2) to leave a height of 6m, 1 No. Bay tree (T3) to leave a height of 4.5m, 1 No. Mulberry (T4) to leave a height of 10.6m and spread of 10.6m, 1 No. Cherry (T5) to leave a height of 7.6m and spread of 6m, 2 No. Sycamore trees (T6 and T7) to leave a height of 10.6m. These trees are located in the Main Road/Church Road, Yapton Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
TREES	The tree stands within the curtilage of Rose Cottage, Church Road.
SITE CHARACTERISTICS	Dwelling.
CHARACTER OF LOCALITY	Residential.

RELEVANT SITE HISTORY

Y/1/21/TC	Fell 1 No. Sycamore Tree (T1)	No Objection 11-02-21
Y/117/20/TC	Lop 1 No. Sycamore tree (T1) back to pollarding knuckles.	No Objection 15-12-20

Relevant planning history noted.

REPRESENTATIONS

Yapton Parish Council - No response received.

No representations received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

TREE OFFICER

I visited the above location on 12th January 2026 to determine this Town & Country Planning Act 1990 (as amended) s211 Notice.

I am satisfied this work will not result in undue harm to the character or appearance of the conservation area, if undertaken to a high standard and at the right time. Whilst some are visually appealing, none of the trees listed are suitable candidates for preservation, due to either structural weakness, limited visibility or very high growth potential whilst in close proximity to a flint boundary wall.

I raise No Objection and see no reason to make a Tree Preservation Order.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Main Road/Church Road, Yapton Conservation Area.

DEVELOPMENT PLAN POLICIES

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The above policies are general and other than online Planning Policy Guidance under reference ID: 36-119-20140306, 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

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

Following comments from the Tree Officer it is recommended there be no objection to the works proposed. Special attention has been given to the desirability of preserving or enhancing the character or appearance of the Conservation Area. This proposal would preserve the character and appearance of the Conservation Area.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

NO OBJECTION

- 1 **INFORMATIVE:** The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981 (as amended), with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 2 **INFORMATIVE:** This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.
- 3 **INFORMATIVE:** Hard pruning creates numerous and/or large wounds, incurring a physiological stress which may affect long-term health and vitality. Winter months when

deciduous trees are dormant is the traditional season for such work and certainly much less harmful than undertaking during spring or autumn, which should be avoided. The optimum time to prune cherry is summer. The optimum time to prune maples and mulberry is winter (mid) and summer also for the former only, as prone to bleeding.