TREE WORKS CONSENT REPORT

REF NO: **Y/9/08/T**

LOCATION: Littleoaks
Bilsham Road
Yapton

PROPOSAL: Crown reduction and lopping to one Common Oak

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 387 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None other than the Oak tree in question.
BOUNDARY TREATMENT	The eastern (front) boundary of the site is open plan. The southern and norther boundaries of the front garden are marked by approximately 1 metre high timber close boarded fencing.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow which has brown brick elevations with red brick quoin features. The roof is hipped with red tiles. The Oak tree is located at the end of the front garden which borders the pavement.
CHARACTER OF LOCALITY	The site is located on a class B road in a residential area which is, in the main, characterised by detached bungalow dwellings which are set fairly well back from the road. There are occasionally trees in the front gardens of nearby properties.

RELEVANT SITE HISTORY

Reference	Description	Decision
Y/80/97/T	Lopping of 1 no English Oak tree	Approve Cond 09-01-1998

This tree has been worked on in the past.

REPRESENTATIONS

Representations received:

Yapton Parish Council

None

Comments on Representations received:

None

CONSULTATIONS

Horticulturist - Mr Everson

Consultations responses received:

Apart from removal of some branchwork, which was around the standard lamp post, I see no good reason horticulturally to do anything to this tree apart from removing any dead or dying wood in the upper crown.

To reduce the crown would only induce masses of new growth which is indicative of this particular species, and therefore, I don't believe there is any necessity to do extra work, apart from the foregoing.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Tree Preservation Order
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	LOC1	Locational Strategy
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN28	Trees and Woodlands
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
	DETR TPO's A guide to Law and Good Practice
	Circular 36/78

POLICY COMMENTARY

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

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 198 of the Town and Country Planning Act 1990 states :-

"If it appears to a Local Planning authority that it is expedient in the interest of amenity to make provision for the preservation of trees...they may for that purpose make an order."

The works to the trees are to be judged having regard to amenity.

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 Oak tree is located to the front of the property close to the boundary with the pavement. The tree is a significant feature in the landscape, these qualities combine to give the tree a visual prominence in the surrounding area. Following

consultation with the Council's Arboricultural Officer it is considered that the proposed works are excessive for what is needed for the tree and were they to be carried out it would be detrimental to the appearance of the tree and would thus damage the character and appearance of the surrounding area.

It is therefore recommended that this application be refused for the following reason.

RECOMMENDATION

REFUSE

1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality, in conflict with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.