DELEGATED APPLICATIONS
ASSESSMENT SHEET

APPLICATION No. and SITE: WB/11/0085/TPO – 8 Offington Drive

DATE OF VISIT: 11th March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR CONSULTATIONS: N/A

PROPOSAL, SITE AND SURROUNDINGS

The application relates to a pair of protected trees in the front garden of No. 8 Offington Drive, a detached house, adjacent to the front boundary with Offington Drive. The trees are a Flowering Cherry T6 and a Flowering Crab T7 under the Worthing Tree Preservation Order No. 64 of 1997.

Consent is sought to re-pollard the Flowering Cherry, T6, to previous pollard points, and to pollard to a similar size (reduction by approximately 1.5 metres) the Flowering Crab, T7.

The reasons for the works to the Flowering Cherry are to maintain its size, shape and visual amenity; and those to the Flowering Crab are so that both trees re-grow at a similar speed and shape.

RELEVANT PLANNING HISTORY

Tree Preservation Order No. 64 of 1997 confirmed on 15th December 1997

RELEVANT SAVED PLANNING POLICIES & NATIONAL PLANNING POLICY GUIDANCE

DETR: Tree Preservation Orders: A Guide to the Law and Good Practice (March 2000)
British Standard: BS 3998 (2010) Recommendations for Tree Works

REPRESENTATIONS

The Borough Arboriculturist objects to the application, and comments:

"The Cherry and Flowering Crab have a joint crown spread of approximately 11 metres. The proposed reduction would be damaging to the prominence and natural form of the trees and cannot be supported.
There is scope for a minor crown lift over the driveway and a crown clean to remove previously cut branch stubs.

HUMAN RIGHTS

Article 8 of the First Protocol (Protection or Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that this proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly, it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT

These protected Flowering Cherry and Flowering Crab trees have a height of approximately seven metres each and a crown spread, together, of approximately 11 metres, adjacent to Offington Drive. The trees appeared in a good condition at the time of inspection. The trees are a prominent, established feature of this southern part of Offington Drive, to the north of Poulters Lane, and have high public amenity value.

There is no evidence that either tree has been pollarded in the past. Some minor crown reduction in height has been carried out to the trees, which was most likely historically before the Tree Preservation Order was made (1997). There has been good and vigorous re-growth of the crowns since that time, which has re-produced the rather flattish crown shape of the trees, typical of both species, with side branches having been largely unaffected.

The proposed pollarding works, according to the particulars submitted, would involve the reduction in the height of the trees by approximately 1.5 metres.

No evidence has been submitted, however, that such works to these trees are necessary for aesthetic reasons.

To undertake such extensive reduction of the trees, it is considered, would severely disfigure and damage the natural crown form, branch structure and appearance of the trees, both as individually specimens and as a pair, bearing in mind that they now have grown into a form that has a joint crown.

Having regard to the above factors and to the prominence and stature of these trees within the street scene, the proposed pollarding of the trees would be detrimental to the character and visual amenities of the area and is unacceptable.

Refusal is recommended.

RECOMMENDATION

Refuse, on the grounds that:

1. The proposed pollarding of these established Flowering Cherry and Flowering Crab trees, T6 and T7 under the Worthing Tree Preservation Order No. 64 of 1997, would severely disfigure and damage the natural crown form, branch structure and appearance of the trees which having regard to their stature and overall crown spread, and good condition, and their prominence within the street scene, would be detrimental to the character and visual amenities of the area.

REASON FOR THE RECOMMENDATION: N/A

IS THE RECOMMENDATION CONTRARY TO LETTERS OF REPRESENTATION: Y (N)

DELEGATED

Case Officer sign.....Date: 23rd March 2011.....

Authorising Officer sign.....Date....28 · 3 · 11.....