



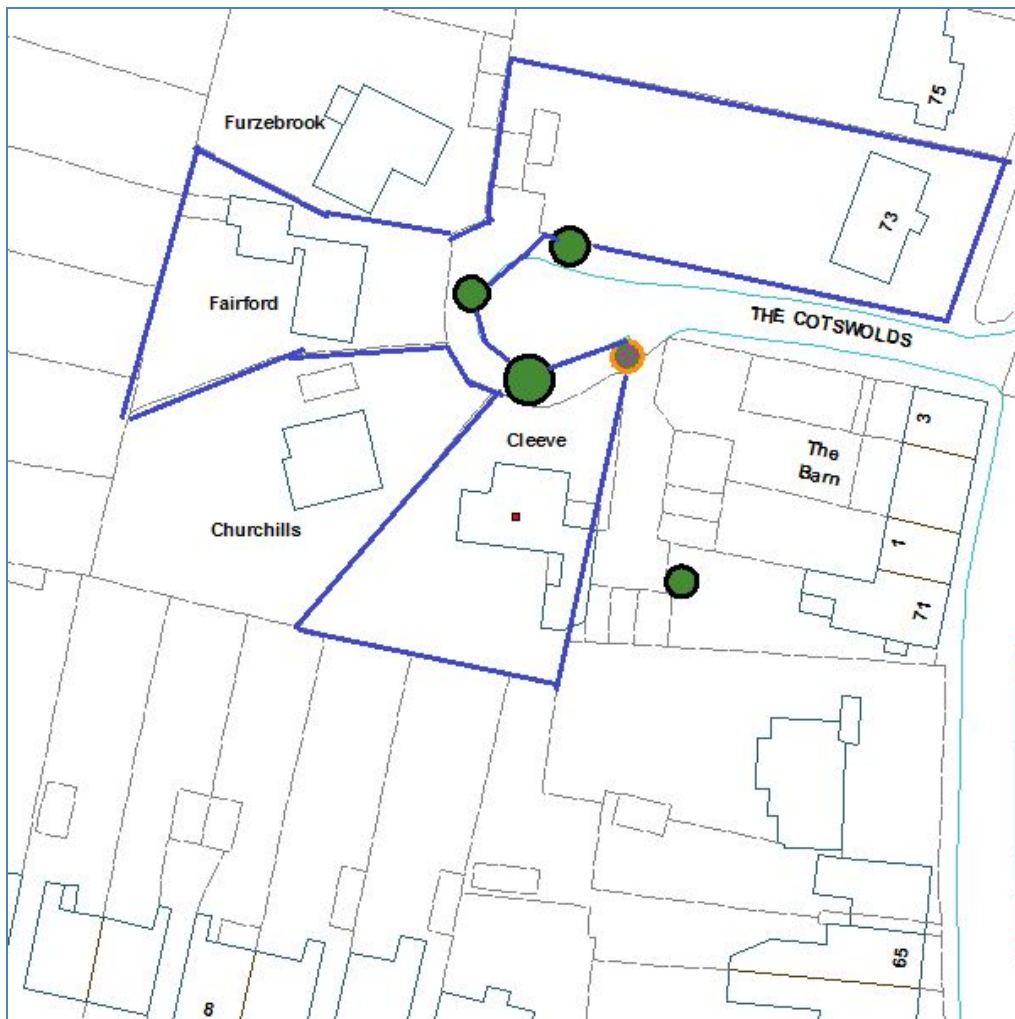
Planning Committee
18th September 2017
Agenda Item 7

ADUR DISTRICT COUNCIL

WARD: SOUTHWICK

TREE PRESERVATION ORDER

CONFIRMATION OF ADUR TREE PRESERVATION ORDER NO. 1 OF 2017
ONE PEAR, ONE ACER AND ONE WHITEBEAM ADJACENT TO THE FRONT GARDENS
OF CLEEVE AND FAIRFORD IN THE COTSWOLDS, SOUTHWICK AND ONE WHITEBEAM
ADJACENT TO THE REAR GARDEN OF 73 THE GREEN, SOUTHWICK



Not to Scale

Proposal, Site and Surroundings

On the 5th July 2017 a provisional Tree Preservation Order was placed on one Pear, one Acer and one Whitebeam tree adjacent to the front gardens of Cleeve and Fairford in The Cotswolds, Southwick and one Whitebeam adjacent to the rear garden of 73 The Green, Southwick.

The order refers to four trees growing in grass verges around the western end of the close of The Cotswolds, Southwick. Three trees are outside of the low garden walls around the front gardens of Cleeve and Fairford and one tree to the south of the rear garden fence of 73 The Green.

The TPO is being considered as it is believed that one resident intended to remove a tree on their land. The trees are a feature of the area, and can be seen from the adjacent Conservation Area. It is considered important to the visual amenity and character of the Area that these establishing trees are protected and retained.

Representations

1 letter of objection has been received from Cleeve, The Cotswolds. Their grounds for objecting to the proposed TPO are claims that some of the trees cannot be seen from The Green, Southwick, and that the Whitebeam T2 has been planted in the wrong place. The objector also suggests that more trees should have been included. In addition, comments were made regarding maintenance and vehicular access near to the trees.

1 letter in support was also received which was signed by several nearby residents. The letter of support claims that the trees are important to the rural character of The Cotswolds, and are an important part of the area.

Relevant Planning Policies and Guidance

National Planning Policy Framework

Circular 04/07 'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)

Planning Assessment

The trees are all reasonable specimens that meet the tests for new Tree Preservation Orders, including the Adur and Worthing Council Tree Preservation Order – Survey and Decision Guide, as previously agreed by the Joint Planning Committee. The reason for protecting these four trees is that they are a feature of the area, and their removal would be detrimental to character and visual amenities of the Cul-de-Sac.

The trees are medium sized immatures growing around the western end of The Cotswolds on small grass verges on the outside of the garden walls and fences, making them a part of the close. As the trees are still developing works to ensure clearance for vehicles by crown lifting and reduction in radial spread could be considered by way of an application. The confirmation of the Order would not prevent the submission and consideration of such an application.

The possibility of extending driveways could also be possible if the design ensures minimal compaction of the tree's rooting zones, by using a load bearing construction. Again an application could be submitted and any permission granted conditioned to ensure such design.

Recommendation

That Adur Tree Preservation Order No. 1 of 2017 be confirmed as made.

18th September 2017