Expiry Date - 31/01/2011

Development Control – Delegated Officer Report

Application Number: ADC/0476/10 Recommendation – Approve

Site: **4 Elm Business Units Chartwell Road Lancing West Sussex**

Proposal: **Reduce canopy of Lime tree by 30% (subject to TPO 162/2/84/L)**

The Application

The application relates to a Lime tree that is growing within the amenity and cycle parking area between two B2 industrial units located on the east side of Chartwell Road, within Lancing Business Park. The units were erected in 2007 subject to planning permission ADC/0038/08 for 7 industrial units in total within the strip of land, and the tree itself is subject to a preservation order (TPO/ 162/2/84/L).

Permission is sought for a 30% reduction in the overall canopy.

Consultations and Representations

Third Parties: There have been no third party objections to the proposed tree works.

Lancing Parish Council: No comments.

Contributors: The Assistant Parks Manager states that the tree is approximately 30-40 years old with a height of 10 plus metres. The tree is in generally good health with no obvious signs of decay or damage. The spread of the tree could be reduced to create a more compact crown and a slimmer taller tree, and it is recommended that the works be permitted.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB23
Design Bulletin No.1 ‘Trees and Landscaping’ (ADC 1996)
‘Tree Preservation Orders: A Guide to the Law and Good Practice’ (DETR 2000)

Planning Assessment

Policies

Policy AB23 of the Local Plan state that the Council will make tree Preservation Orders to safeguard existing trees where their loss would have an adverse effect on the existing and future environment and its enjoyment by

the public, and all trees will be considered potentially for such Orders unless they are of poor health or appearance, but priority will be given to trees which appear to be under threat and which make a significant contribution to the visual quality and character of a locality.

TPO trees
The Lime tree is in good condition and growing in a protected and well maintained amenity area. It does however have a pronounced lean to the north with a number of the branches overhanging and in some cases touching the adjacent building (unit 4). It is considered that the reduction of the overall crown by 30% will maintain the health and growth of the tree, and ensure that damage to the building is prevented.

Recommendation

APPROVE subject to:

1. C1Cii
2. C11M
3. The following works are hereby approved:
   a. Canopy reduction by 30% of Lime (T1)
   Reason: *In the interests of amenity and to comply with policy of AB23 of the Adur District Local Plan.*

Case Officer Carlos Hone Date