Exp 31
2/5/09

Development Control – Delegated Officer Report

Application Number: ADC/0139/09 **Recommendation – Permit Application**

Site: **60 Manor Road Lancing West Sussex BN15 0HG**

Proposal: **30% reduction and 20% thinning of Tree of Heaven and removal of limbs of cherry overhanging the highway (6 weeks prior notice of works to trees in Conservation Area)**

The Application

A Section 211 notice has been submitted giving six weeks prior notice of the intention to undertake works to 2 trees at 60 Manor Road Lancing a detached property within a large plot within the north Lancing Conservation Area. There is a Cherry Tree on the front boundary of the site and it is proposed that the limbs over hanging the highway are to be removed. A Tree of Heaven is sited in the rear garden adjacent to the western boundary with no. 64 Manor Road. The works proposed to this tree include a 30% reduction and thinning by 20%.

Consultations and Representations

Third Parties: - No third party representations have been received.

Jeremy Sergeant: - Recommend works are permitted.

A.D.C.A.G: - No objection

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

Local Plan policy AB23 states that Tree Preservation Orders will be made to safeguard existing trees in the District where their loss would have an adverse effect on the existing and future environment and its enjoyment by the public.

Trees

The trees are visible within the street scene. The Tree of Heaven is a multi stemmed tree growing close to the property boundary. The Cherry tree is

mature and is over hanging the highway. The removal of over hanging branches and balancing will result in a 40% reduction. Jeremy Sergeant has viewed the trees and raises no concerns. Given the protection afforded by the Conservation Area status it is not considered expedient to serve a TPO on either of these trees in this case.

Recommendation

Do not make TPO

Case Officer..... [redacted] .....Date.....8/5/09.....

[redacted] 8/5