Expires 19/6/07

# Development Control – Delegated Officer Report

**Application Number: ADC/0252/07** **Recommendation – Permit Application**

**Site:** **Keewatin West Street Sompting Lancing**

**Proposal:** **Fell poplar tree (subject to TPO 13.53/3/97/S)**

## The Application

The application is for permission to fell a large poplar tree within the rear grounds of the property known as 'Keewatin', on the southern boundary of the Sompting Conservation Area. This tree is subject to TPO 13.53/3/97/S.
The tree sits directly to the south of No.4 Southview Terrace at the edge of an access track to the fields behind. Due to its large size (in excess of 16 metres) and spread it poses a potential danger to the properties directly to the north if it were to fall. It is highly visible within the Strategic Gap.

## Consultations and Representations

**Consultations/Comments**

| | |
|---|---|
| Jeremy Sergeant | Recommends felling due to severe decaying fungus at base that is compromising the tree's stability. |

**Third Parties**

Two letters of Objection have been received from Pointers Lodge, Church Lane on the basis that this tree is valuable to the area following the recent loss of hundreds of trees to Dutch Elm Disease.

1 Southview Terrace has No Objection providing the seriousness of the fungal disease is confirmed and leaves the Council with no option but to fell. Requests a replacement is planted if felled.

Sompting Parish Council raise No Objection but wish to see a replacement planted.

**Contributors**

ADCAG Object to the felling and would prefer to recommend a crown lift instead.

## Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AB24

West Sussex Structure Plan: DEV1

## Planning Assessment

The subject of this application is a very large poplar tree that is a highly prominent feature within both the Sompting Conservation Area and the wider Strategic Gap. Its loss would therefore be of great detriment to the visual character of the locality.
The applicant's state in their request that the tree has succumbed to severe honey fungus at the base, which is compromising both its stability and strength. A subsequent telephone call from the applicants confirmed that this had been verified prior to application by an independent tree surgeon.
The Council's Parks Manager has been on site and also has noted the extent to which fungal brackets have now taken root at the base, some of which are up to 0.5 metres in diameter. He is of the strong opinion that these brackets are decaying the base of the tree and compromising its stability. It is therefore considered that the tree should be felled.
Policy AB24 of the Local Plan states that the felling of TPO trees would normally be strongly resisted unless in exceptional circumstances. In these incidences an appropriate and acceptable replacement would need to be planted.
Given the prominence of this tree in the locality, and the extent to which it has become compromised, it is recommended that this tree be felled and an appropriate replacement planted.

## Recommendation

APPROVE

subject to:

1. C1Ciii: (standard TPO time limit)
2. C11H: (replacement tree to be planted)

Case Officer: ..... 29.5.07

Date: 25/5/07.

Head of Planning and Community Division: .....

Date: 29.05.07.

Chairman of Planning and Regulatory Committee: .....

Date: 4th June 2007.