Expiry Date - 13/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0906/11

Recommendation – Approve Application

Site: **21 Lancing Close Lancing West Sussex BN15 9NJ**

Proposal: **Reduce limb of Poplar tree at rear of 21 and 22 Lancing Close back to boundary fence line (subject to TPO 13.53/1/01/L)**

The Application

The application relates to a large Poplar Tree in a rear access road to the South of no.21 Lancing Close. This tree is subject to a tree preservation order along with others which are preserved under TPO 13.53/01/01/L.

Permission is sought to reduce the spread of the tree from the rear boundaries of the properties in Lancing Close by reducing the northern most stem by up to 4-5 metres.

Consultations and Representations

Adur District Council: - The Assistant Parks Manager states that the tree is in generally good health with no obvious signs of damage or decay. Similar works have been carried out to adjacent trees (ADC/0047/11) It is recommended that works be permitted.

Lancing Parish Council: - No objections

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

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 Tree

The works are considered to be acceptable the tree is large and close to the adjacent boundary. The lower limb which will be reduced is not clearly visible as the main crown. It is therefore not considered that the proposed works would unduly alter the amenity of the surrounding area.

Recommendation

APPROVE subject to: -

1. C1Ciii
2. C11Mi
3. C11M4

T1 – Poplar – Reduce northern most stem by up to 4-5 metres to boundary.
Reason: - In the interests of amenity and to comply with policy AB23 of the Adur District Local Plan.

Case Officer Hannah Barker Date 9th January 2012

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