Expiry Date - 13/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0953/11

Recommendation – Approve Application

Site: **23 Greenoaks Lancing West Sussex BN15 0HN**

Proposal: **Crown lift by up to 5m and crown thin by up to 30% of Ginkgo Biloba tree in front garden (subject to TPO 162/2/57/L)**

The Application

The application relates to a Gingko biloba tree which is located to the front of 23 Greenoaks Lancing. It is subject to a TPO made in 1957.

The applicant seeks consent to crown lift the tree by up to 5 metres removing selected lowest hanging branches and crown thin the remainder of the tree by 30%. The owner has stated that this will improve light and headroom access to the property and will improve safety in the event of extreme weather.

In 2011 (22/01/TP) permission was granted for crown thinning by 20%.

Consultations and Representations

Adur District Council: - The Parks Officer states that the tree is in generally good health with no obvious signs of damage or decay. The main trunk is twin stemmed from about 2-3 metres. It is recommended that the works be permitted.

Lancing Parish Council: - No objection

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)

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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 main consideration is the overall appearance of the preserved tree. The tree is very prominent within its setting on high level ground to the front of residential properties.

The Parks Officer considers that the works should be permitted.

Recommendation

APPROVE subject to: -

1. C1Ciii
2. C11Mi
3. C11M4

T1 Gingko Biloba – Crown lift up to 5 metres and crown thin by up to 30%.
Reason: -In the interests of amenity and to comply with policy AB23 of the Adur District Local Plan.

Case Officer Hannah Barker Date 9/1/12

PB 9/1/12