ADUR
DISTRICT COUNCIL

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Development Control

Application Number: ADC/0533/07

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Mrs Rosemary Otter
Shoreham House Residents Assoc
Shoreham House
21 John Street
Shoreham By Sea
West Sussex
BN43 5DL

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby CONSENT to the following works that is to say:

Fell to ground level one cypress tree at rear of communal car park (subject to TPO 13.53/8/01 SU)

21 John Street Shoreham-by-Sea West Sussex BN43 5DL

to be carried out in accordance with Plan and Application No. ADC/0533/07 (as modified by the under-mentioned conditions, if any) submitted to the Council on 24/08/2007 subject to compliance with the conditions specified hereunder.

Keith Morgan
Planning Services Manager

Date: 04/10/2007

SCHEDULE

Conditions

01. The works for which Consent is hereby granted must be completed not later than the expiration of one year beginning with the date of this consent.

Reason: *To retain adequate control over the special amenity value of the tree(s).*

02. Notwithstanding that the application seeks to fell both cypress trees, the consent hereby granted relates solely to the felling of the northernmost tree (T1) and the southernmost tree (T2) shall be retained.

Reason: *The southernmost tree is considered to have a significant future life expectancy and its premature removal would be harmful to the appearance of the Conservation Area, in conflict with policies AB24 of the Adur District Local Plan and CH4 and DEV1 of the West Sussex Structure Plan.*

03. The applicant shall, during the next planting season following the felling of the northern tree T1, plant a replacement tree of similar species with a height of 3m at the time of planting in a position to be approved in writing by the Local Planning Authority and in the event that the tree dies within five years following such planting, it shall be replaced by a similar tree in a similar position during the next planting season.

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with policy AB24 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Note to Applicant

You are strongly advised to ensure that the tree surgeon carrying out the work is made aware of the above conditions. Should the works carried out exceed that which is permitted, then it may be open to the Local Planning Authority to take prosecution action against the owner of the tree(s) and the tree surgeon. If the applicant is unclear about any aspect of the specification for works, they are strongly advised to contact the Council's Arboricultural Officer prior to the commencement of the works.

Note to Applicant

The applicant's attention is drawn to the provisions of the Countryside & Rights of Way Act 2000. Under the Act, it is an offence both to intentionally or recklessly destroy a bat roost, regardless of whether the bat is in roost at the time of inspection. All trees should therefore be thoroughly checked for the existence of bat roosts prior to any works taking place. If in doubt, the applicant is advised to contact the Bat Conservation Trust at 15, Cloisters, 8, Battersea Park Road, London, SW8 4BG. Their telephone number is 020 7627 2629.