Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0284/12

Site: **Lancing Library, Penstone Park, Lancing, West Sussex**

Proposal: **Application for consent under Tree Preservation Order No. 7/1970 for 1.5 metre reduction of lateral limbs (all aspects) to one Quercus Ilex (no reduction in height)**

Date of site visit: 07.03.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application relates to a large Holm Oak of approximately 10-12m in height and of 80+ years of age. The tree is growing in the front of the Library site on the south side of the building.

Permission is sought under TPO number 7/1970 for 1.5 metre reduction of the lateral limbs, but no reduction in height.

Relevant site history
ADC/0385/08 – Crown thinning and other work to Holm oak tree. Approved 16.09.08.

Consultations

Adur & Worthing Councils: The Parks Officer states that the tree is in generally good health with no obvious signs of decay or damage. There are numerous pruning wounds, as would be expected on a tree of this size and age. The trunk divides into two at about 2m from the ground.

Representations

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB23
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Impact on the TPO tree.
The tree is very prominent in views from the east at the junction of Penstone Park and North Road where most public activity takes place, particularly with

people walking/driving from this junction to use the library. The tree dominates the front of the library and casts strong shadows due to the ever green nature of the species.

The height of the crown is slightly at odds with its width, which appears overly wide when viewed from the east and west, but this is likely to the two main trunks that split from near ground level. The branches of the tree are close to the building and overhang the adjacent bungalow (No.1). and although evergreen there is an amount of detritus annually.

The proposed works are relatively modest and will help to retain a good crown shape, and prevent nuisance and damage to the nearby buildings. It is not considered that the proposals will have a long term impact on the health or visual appearance of the tree.

Recommendation

Approve subject to:-

1. The tree works to the protected Quercus Ilex (Holm Oak) tree, T1 under the AdurTree Preservation Order No. 162/4/70/L hereby permitted, shall be restricted to the following maximum works, only, unless otherwise agreed in writing with the Local Planning Authority, and carried out in accordance with the British Standard BS 3998 (2010) Recommendations for Tree Works:-

   (i) 1.5m lateral reduction of crown with no reduction in height.

2. Works to be carried out within 1 year of date of permission.

   Informatives:-
   - Informative 1 to include reference to both the Wildlife and Countryside Act 1981, and the Countryside and Rights of Way Act 2000.
   - Informative 2 to advise the use of a professional tree surgeon.

Is recommendation contrary to letter(s) of representation? N

Case Officer: C.Hone Date: 20.04.12

Authorised by: P Barnett Date: 25.04.12