Development Management – Delegated Officer Report **Date; 03/06/2025**

Application Number	**AWDM/0469/25**
Address	**44 Cokeham Lane Sompting West Sussex BN15 9UP**
Proposal	**Application for consent under AdurTree Preservation Order No.162/9/76(S) of 1976 to reduce radial spread by up to 1.5 to 3 metres, crown lift up to 3 metres, and crown thin 15% one Yew tree T1.**

Date of site visit: 07/05/25

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): Y

Proposal, Site and Surroundings

The application refers to a large mature Yew tree located near the centre of the Eastern boundary wall adjacent to Cokeham Lane. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread, crown lift and crown thin.

The reasons for the works are primarily in the interests of light issues and amenity value.

Consultations: Letter sent to Lancing Parish Council who made comments in support..

Representations: None received.

Relevant Planning History

1976: Adur Tree Preservation order Number 162/9/76 (S) of 1976 made.

Planning Assessment

The tree is a large mature Yew growing in the rear garden close to the junction of Lotts Lane and Cokeham Lane, near the combined flint wall and wooden fencing that is directly adjacent to the carriageway. The tree is prominent to the area, and can be seen from many views.

The tree has a large diameter compound stem that begins to separate from 5 metres, becoming two main clusters of stems that mostly persist to within 3 to 4 metres of the top. The first limbs emerge from 4 metres with foliage from ground level. The main crown is dense and wide spread with a distinctly wider lower section to the crown.

The proposed works are to reduce radial spread by up to 1.5 to 3 metres, crown lift up to 3 metres and crown thin 15%. The works are to contain the spread of the tree, reshape its crown and allow more light and air to pass through the crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans
2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 03/06/2025

Authorised by: PB Date: 3/6/25