Expires 24/3/08.

Development Control – Delegated Officer Report

Application Number: ADC/0053/08 **Recommendation – Permit Application**

Site: **4 Newtimber Gardens Shoreham-by-Sea West Sussex BN43 5GQ**

Proposal: **Reduce and crown clean Acer tree (subject to TPO)**

The Application

This application seeks permission to undertake a 25% crown reduction and crown clean to an Acer tree located on the front corner garden area between No's 3 and 4 Newtimber Gardens, Shoreham. The tree has previously been trimmed under SU/247/01 whilst an application to fell was refused under SU/259/04.

Consultations and Representations

Third Parties

No.16 Edburton Gardens support the application and have requested to speak at the Planning and Regulatory Committee meeting should this application be refused.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): CH4, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): 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

Local Plan policy AB23 states that Tree Preservation Orders will be made to safeguard existing trees in the District where their loss would have an adverse effect on the existing and future environment and its enjoyment by the public.

Trees

The tree in question is a 20 metre tall Acer tree that sits in the corner garden between two terraced houses. It is a dominant feature of the northern end of this cul-de-sac. The tree is clearly overgrown as many of the branches are close to and blocking light to first floor windows at both neighbouring properties. A similar proposal of works was approved under SU/247/01 that involved a 2.5m crown lift and maximum 30% crown thin/reshape. It is not considered that a 25% crown reduction and thinning would significantly alter the appearance of this tree and appears to be good maintenance practice. Jeremy Sergeant has no objection to the works, recommending the 25% overall reduction to be appropriate and suggesting that a 2-2.5 metre crown lift would also be advisable.

Recommendation

APPROVE subject to :-

1. C1Ciii
2. The following works are hereby approved:-
   T1 (Acer): Crown clean and reduce by ~~up to~~ not more than 25%.
   Reason: In the interests of amenity.
3. C11M

Case Officer:.....

Date: 6/3/08.

PB 7/3/08