Expires 20/9/07.

Development Control – Delegated Officer Report

Application Number: ADC/0276/07 **Recommendation – Permit Application**

Site: **Land Opposite 1 To 5 Elm Close Shoreham-by-Sea West Sussex**

Proposal: **Lift lower canopy and remove suckers (Holme Oak tree located to south of substation) subject to TPO 162/1/70 (SU)**

The Application

This application seeks permission to undertake works to a Holm Oak tree subject to TPO 162/1/70/SU. The tree is located on the north side of the entrance to Elm Close, off The Driveway, Shoreham. The request is to remove suckers and lift the tree's canopy which is currently overhanging the road and neighbouring electricity sub-station.

Consultations and Representations

Consultations/Comments

Jeremy Sergeant	Recommends works to be permitted.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AB24
West Sussex Structure Plan: DEV1

Planning Assessment

There are no major planning concerns with this application.

The tree is a large Holm Oak that dominates the access to Elm Close. It is a generally good condition with no signs of damage or decay. The lifting of the tree will allow easier access of vehicles into Elm Close and greater access to the electricity substation. Jeremy Sergeant recommends that the lifting of the canopy by 3-4 metres and removal of the epicormic growth from the trunk is an acceptable measure. As the application does not state the height to which the canopy is to be raised to, a condition is attached restricting this to 3 metres in line with Jeremy Sergeant's comments.

Recommendation

APPROVE

Subject to:

1. C1Ciii (standard TPO time limit)
2. The canopy shall not be lifted by more than 3m in height unless otherwise approved in writing by the Local Planning Authority prior to carrying out the work.
3. C11M (prior notification of work)

Case Officer:.....

Date: 24/8/07.