Expiry Date - 15/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0140/10 **Recommendation – Permit Application**

Site: **8 Buckingham Mews Shoreham-by-Sea West Sussex BN43 6AJ**

Proposal: **Crown raising and spread reduction of Cupressus Macrocarpa tree (subject to TPO 162/3/82/SU)**

The Application

The application is for works to a tree subject to Preservation Order 162/3/82/SU. The tree is a Cupressus Macrocarpa and is an impressive specimen which is a significant feature in the street scene. The works involve reducing the crown spread and lifting the crown, removing snapped and dangerous branches and those that overhang the road and which are growing very close to 8 Buckingham Mews.

Consultations and Representations

Consultations/Comments

Adur District Council: The Assistant Parks Manager states that the tree is in good health with no obvious signs of damage or decay. However the crown of the tree has developed unevenly with several large stems reaching the same height. This has made the tree appear unbalanced. Recommends a crown lift up to 3 metres and crown reduce, without loss in height by up to 30%.

Third Parties

There have been no third party representations from any of the surrounding properties.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB23
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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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.

Visual amenity

The tree has significant visual merit within Buckingham Mews. However, it is clearly in need of maintenance to control the crown spread and to remove overhanging branches. The works proposed will improve the balance of the tree and give it a more even appearance.

Residential amenity

The tree is very close to the front of 8 Buckingham Mews and Darren Lodge and is causing some light loss. The works will improve the situation for the occupants of both dwellings.

Recommendation

APPROVE subject to:-

1. C1Ciii
2. C11M
3. The following works are hereby approved:-
    a) T1 - Crown lift Cupressus Macrocarpa by up to 3 metres and crown reduce, without loss in height, by up to 30%.

Case Officer Peter Barnett Date 28 May 2010