Expires 2/11/07.

Development Control – Delegated Officer Report

Application Number: ADC/0559/07 **Recommendation – Permit Application**

Site: **Halewick Farm Steepdown Road Sompting West Sussex**

Proposal: **Proposed 20% reduction crown lift of Oak (Tree Preservation Order 13.53/2/03/S)**

The Application

The application site is a Holm Oak tree located in the southern garden at West Wing, Halewick Farm, Steepdown Road, Sompting. This tree is subject to the Tree Preservation Order 13.53/2/03/S. The proposal seeks permission to crown lift the tree by 20% in order to keep it in good shape.

Consultations and Representations

Consultations/Comments

Jeremy Sergeant	No Objection. Recommends approval of crown lift.

Third Parties

Sompting Parish Council raise No Objection.

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): AB4, AB24
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

Policy AB24 of the Local Plan states:-
"The District Planning Authority will not normally grant consent for the felling, uprooting or extensive lopping or topping of any tree subject to a TPO. In the exceptional circumstances where consent for felling is granted, this will be subject to an appropriate and acceptable replacement tree being planted."

Visual Amenity

The tree sits in the southern garden area of West Wing, Halewick Farm, close to an outbuilding. It is a prominent feature of the local landscape with a defined crown. It is noted that some branches are encroaching towards the roof tops of the outbuildings to the north. The applicant wishes to crown lift the tree by 20% to avoid the lower foliage becoming a problem and to keep the tree in good condition. Jeremy Sergeant considers the tree to be in good condition and recommends the crown lift, retaining the current height, be permitted.

Recommendation

APPROVE

Subject to:

1. C1Ciii
2. C11M

Case Officer:.....

Date: 19/10/07