Expires 2/4/07.

Development Control – Delegated Officer Report

Application Number: ADC/0066/07 **Recommendation – Permit Application**

Site: **54 Mill Road Lancing West Sussex BN15 0PZ**

Proposal: **Lopping of east side branches of copper beech tree (subject to TPO 162/2/77/L)**

The Application

The application site is located on the south east corner of Mill Road and Ring Road, north of the North Lancing Conservation Area. The application concerns the Copper beech tree on the western border of the property, adjoining Mill Road, which is subject to a Tree Preservation Order (162/2/77/L). The proposal is to cut back the branches on the east side of the tree to approximately 3 metres of the trunk.

Consultations and Representations

Consultations/Comments

Jeremy Sergeant	Recommends works to be permitted.

Third Parties

Lancing Parish Council have No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AB24

West Sussex Structure Plan: CH1, DEV1

Planning Assessment

The tree in question is one of many along Mill Road that were placed under a Tree Preservation Order in 1977. It is designated as T6 Copper Beech on the Order and is of substantial volume. There have been no previous requests for permission to carry out works to this tree.
The application states that in recent high winds the smaller branches on the east side of the tree began to brush against the roofing of 54 Mill Road. Consequently, in order to prevent future possible damage to the tiling, the applicant wishes to cut back this part of the tree to 3 metres of the main trunk. The branches in question are small and currently only a few encroach to approximately 0.5 metres of the property on a normal day. The main concern is whether the proposal to cut back is considered to be excessive and appropriate to the character of the tree given the current facts.
Following a site visit by Jeremy Sergeant it was reported that the proposal as it stands would not be suitable for a tree of this type. Instead it was suggested that a crown lift up to 6-8 metres would be more appropriate retaining the main branches but removing downward and horizontal off-shoots. This would need to be implemented on all sides of the tree to maintain its visual balance.

Recommendation

APPROVE:-

Subject to:

1. C1Ciii (standard TPO time limit)
2. C11M (prior notification of implementation of work giving name of tree surgeon etc)
3. The following works are hereby permitted:
   T6, Copper Beech: Crown lift on all sides of the tree to no more than 6 metres retaining the full length of all main branches but removing downward pointing and horizontal off-shoots to clear the roof of the house.
   Reason: In the interests of amenity and to comply with policy AB24 of the ADLP and DEV1 of the WSSP.

Case Officer:.....

Date:13/3/07.....