Expires 5/4/07.

Development Control – Delegated Officer Report

Application Number: ADC/0076/07 **Recommendation – Permit Application**

Site: **Area 8 Southlands Hospital Upper Shoreham Road Shoreham-by-Sea**

Proposal: **Crown lift 6 horse chestnut trees (subject to TPO 13.53/2/93/SU) adjoining access roadway**

The Application

The application site forms part of the Southlands Conservation Area on the western corner of Southland Hospital. The Conservation Area consists of a variety of disused former hospital buildings that have fallen into disrepair as well as a number of trees subject to a 1993 Tree Preservation Order (13.53/2/93SU). Currently the whole site is fenced off whilst work is carried out to provide suitable access through the Conservation Area for vehicles entering and exiting a large construction site to the south.
The proposal is to crown lift a row of six Horse Chestnut trees (T14-T19 on the Preservation Order) that run parallel to the main access road for HGVs reaching the construction site. It is intended to crown lift up to 4-5 metres by pruning the canopy and epicormic growth on the main stems. This will enable the safe passage of large vehicles through the site without them causing damage to the trees in question.

Consultations and Representations

Consultations/Comments

Jeremy Sergeant	Crown lifting of up to 4-5 metres would be acceptable.

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: CH1, DEV1

Planning Assessment

It is considered that these proposals will be sympathetic to the visual character of the trees without compromising their health or stature

The six trees are identical in size and spread and have had no known works undertaken on them prior to or since the TPO was issued in 1993. Consequently there considerable excess growth on the lower parts of the main trunks that make the trees appear unkempt and dishevelled. By removing these small lower branches the overall effect would be to tidy the trunks whilst adding definition to the shape of the lower canopy. Due to the tall, thin natural shape of the Horse Chestnut the crown lifting will not be duly noticeable, especially given the current remoteness of the trees from public views.

Following consultation with the Council's Parks Manager Jeremy Sergeant it was agreed that the crown lifting of up to 4-5 metres would be acceptable.

Recommendation

APPROVE:-

Subject to:

1.C1Ciii: (standard TPO time limit)

2.The following works are hereby permitted:
T14-T19, six Horse Chestnut Trees: Crown lift to no more than 5 metres above the access road.
Reason: In the interests of amenity and to comply with policy AB24 of the ADLP and DEV1 of the WSSP.

3. C11M: (prior notification of implementation of work giving name of tree surgeon etc)

Case Officer:.....

Date.02/03/07.....

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