Expires 7/4/08.

Development Control – Delegated Officer Report

Application Number: ADC/0089/08 **Recommendation – Permit Application**

Site: **Oakland Court Buckingham Road Shoreham-by-Sea West Sussex**

Proposal: **Crown lifting (to 6m), crown thinning, removal of dead wood and reshaping of holly and 2 elm trees (subject to TPO 162/0/1/85/SU)**

The Application

This application seeks permission to undertake works to three trees located along the rear/east boundary of Oakland Court, Shoreham. These trees are subject to TPO 162/1/85(SU) and include two Elms and one Holly tree. The work proposed is to crown lift to 6 metres including a crown thinning, removal of dead wood and general reshaping for the benefit of No.3 Gordon Road which borders to the east.

Consultations and Representations

Consultations/Comments

Jeremy Sergeant — No objection.

Third Parties

No.3 Gordon Road supports the application and has requested to speak at the Committee meeting should approval not be forthcoming.

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): AB23
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

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.

Trees

The three trees in question are all tall specimens that are dominant within the local area. There has been a regular history of works to these trees with various permissions to crown lift, reduce and thin granted consistently since they were made subject to TPO 162/1/85 (SU) in 1985. Jeremy Sergeant has viewed the trees and made his recommendations. He considers the Holly Tree (T7) to be the most troublesome as it sits on the corner of the site with its density blocking light to No.3 Gordon Road. A 2-3 metre crown lift and 30% crown thin/reshape is recommended. The two elms are relatively compact and it is recommended that a 5-6 metre crown lift with 20% crown thin without loss of height is acceptable.

It is considered that these works can take place without unduly impacting on the amenity value these trees provide.

Recommendation

APPROVE:-

Subject to:

1. C1Ciii
2. C11M
3. The following works are hereby permitted:
    a. T7 (Holly): Crown thin/reshape by up to 30% and crown lift up to 3 metres
    b. T8 & T9 (Elms): Crown lift by up to 6 metres and crown thin by up to 20% without loss in height

    Reason: In the interests of amenity.

Case Officer:.....

Date: 19/3/08.

PB 19/3/08