Development Control – Delegated Officer Report

Application Number:
AWDM/0921/11

Recommendation – Approve Application

Site: **72 Freshbrook Road Lancing West Sussex BN15 8DA**

Proposal: **Thin canopy by 15%, crown lift to 4 metres and reduce branches to east by 1 metre of Sycamore at rear of No.72 (subject to TPO 13.53/4/93/L)**

The Application

The application relates to a Sycamore at the rear of 22 Milton Close which is located within the garden of 72 Freshbrook Road. It is subject of a TPO made in 1993.

The application has been made by the occupier of 22 Milton Close and is seeking consent to crown lift to 4 metres and crown thin by 15%, plus reduce the branches on the east side by 1m.

Consultations and Representations

Consultations/Comments

Adur District Council: The Parks Officer states that the tree is in generally good health with no obvious signs of damage or decay. The bark continues to be blacked, but the tree is growing significantly. Twin stemmed at around 2-3 metres. Recommends works are permitted.

Third Parties:

There have been no third party objections to the proposed works.

Relevant Planning Policies and Guidance

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

Expiry Date 05/01/2012

Planning Assessment

Policies

Policy AB23 of the Local Plan state that the Council will make tree Preservation Orders to safeguard existing trees where their loss would have an adverse effect on the existing and future environment and its enjoyment by the public, and all trees will be considered potentially for such Orders unless they are of poor health or appearance, but priority will be given to trees which appear to be under threat and which make a significant contribution to the visual quality and character of a locality.

TPO tree

The main consideration is the overall appearance on the preserved tree.

The Parks Officer considers that the works would not harm the appearance or health of the tree and recommends that the specified works be permitted.

Recommendation

APPROVE subject to:

1. C1Ciii
2. C11M
3. C11M4

:-

T1 Sycamore - Thin canopy by 15%, crown lift to 4m and reduce branches to east by 1m

Reason: *In the interests of amenity and to comply with policy of AB23 of the Adur District Local Plan.*

Case Officer Peter Barnett Date 20 December 2011

20/12/11