ADUR
DISTRICT COUNCIL

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Development Control

Application Number: ADC/0723/07

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Nash And Partners Ltd
Station Approach
Southgate
Chichester
West Sussex
PO19 8GA

On behalf of: Helvellyn Properties Ltd

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby CONSENT to the following works that is to say:

Reduction in height to a common level (by maximum 3 metres) of tree screen; removal of lower dead wood and removal of 8 dead or dying trees (conifers subject to TPO 162/4/82/L) (previous application for felling withdrawn)

Royal Buildings Marlborough Road Lancing West Sussex

to be carried out in accordance with Plan and Application No. ADC/0723/07 (as modified by the under-mentioned conditions, if any) submitted to the Council on 29/11/2007 subject to compliance with the conditions specified hereunder.

Keith Morgan
Planning Services Manager

Date: 24/01/2008

SCHEDULE

Conditions

01. The works for which Consent is hereby granted must be completed not later than the expiration of one year beginning with the date of this consent.

Reason: *To retain adequate control over the special amenity value of the tree(s).*

02. The applicant shall, during the next planting season following the felling of the 8 trees forming the subject of this application, plant 8 replacement trees of a species and maturity and in a position to be approved in writing by the Local Planning Authority and under its supervision and, in the event that any of the replacement trees die within five years following such planting, they shall be replaced by similar trees in a similar position during the next planting season.

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with policy AB24 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The works shall be carried out by a qualified tree surgeon and 2 weeks prior notification of the start of work shall be given to the Local Planning Authority, with the name, address and telephone number of the person who will be carrying out the work.

Reason: *In the interests of amenity and to comply with policy AB24 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. The following works are permitted in respect of the other trees:-
G1 and G2: Crown reduction by up to 3 metres.

Reason: *In the interests of amenity.*

Note to Applicant

You are strongly advised to ensure that the tree surgeon carrying out the work is made aware of the above conditions. Should the works carried out exceed that which is permitted, then it may be open to the Local Planning Authority to take prosecution action against the owner of the tree(s) and the tree surgeon. If the applicant is unclear about any aspect of the specification for works, they are strongly advised to contact the Council's Arboricultural Officer prior to the commencement of the works.

Note to Applicant

The applicant's attention is drawn to the provisions of the Countryside & Rights of Way Act 2000. Under the Act, it is an offence both to intentionally or recklessly destroy a bat roost, regardless of whether the bat is in roost at the time of inspection. All trees should therefore be thoroughly checked for the existence of bat roosts prior to any works taking place. If in doubt, the applicant is advised to contact the Bat Conservation Trust at 15, Cloisters, 8, Battersea Park Road, London, SW8 4BG. Their telephone number is 020 7627 2629.