Development Management – Delegated Officer Report **Date; 20/12/16**

Application Number	**AWDM/1679/16**
Address	**Lancing Library Penstone Park BN15 9DL**
Proposal	**Application for consent under Adur Tree Preservation Order No. 162/4/70 (L) of 1970 to crown lift up to 6 metres, reduce radial spread by up to 2 metres, reduce to clear building by up to 3 metres, remove basal and epicormics growth, and prune to clear cables by up to 0.5 metres one Holm Oak tree T1.**

Date of site visit: 09/11/16

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The application refers to one large Holm Oak tree in the grounds of Lancing Library. The tree is very prominent in views from the east at the junction of Penstone Park and North Road where most public activity takes place, particularly with people walking/driving from this junction to use the library and other facilities at the site.

The tree is part of in the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to crown lift reduce radial spread, and prune to clear building and nearby cables.

The reasons for the works are primarily in the interests of abating nuisance, safety and amenity value.

Consultations: Consultation letter sent to Lancing Parish Council Planning Advisory Committee Who considered the application and stated that they have no objections.

Representations: None received.

Relevant Planning History

1970: Adur Tree Preservation order Number 162/4/70 (L) of 1970.

2000: Crown Lifting and Removal Of Damaged & Rubbing Limbs and 2 Large Suckers of Holm Oak Tree (Tpo 162/4/70/L)

2004: Crown Reduction Of Holm Oak (Subject To Tpo 162/4/70/L)

2008: Crown thinning and other work to holm oak tree (subject to TPO 162/4/70/L)

2012: Application for consent under Tree Preservation Order No162/4/70/L for 1.5 metre reduction of lateral limbs (all aspects) to one Quercus Ilex (no reduction in height)

Planning Assessment
The tree dominates the front of the library, and is a prominent feature of the area. Tree is in generally good health with no obvious signs of serious damage or decay. There are numerous pruning wounds, as would be expected on a tree of this size and age. The tree is single stemmed to 3 metres where it then become twin, with each stem correcting to upright and dividing again at 5 to 6 metres. The main crown is dense and wide spread, mostly on smaller secondary branches.

The proposed works are to crown lift up to 6 metres, reduce radial spread up to 2 metres, and to prune to clear both the main building of the library, by up to 2 metres and adjacent telephone cables by up to 0.5 metres.

These works are relatively modest and will help to retain a good crown shape, and prevent nuisance and damage to the nearby buildings. It is not considered that the proposals will have a long term impact on the health or visual appearance of the tree.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 20/12/2016

Authorised by: PD Date: 20.12.16