Development Control – Delegated Officer Report

Application Number: ADC/0398/09 Recommendation – Permit works

Site: 1 Heather House Hayley Road Lancing West Sussex

Proposal: Crown lift ash tree and remove low branch of horse chestnut tree over boundary of Heather House (subject to TPO 13.53/3/93/L)

The Application

The application relates to a Horse Chestnut and an Ash tree which are currently overhanging the car parking area of Heather House, Hayley Road, Lancing. The Horse Chestnut is adjacent to the rear boundary of no. 49 and the Ash is adjacent to the rear boundary of no. 51 Grinstead Lane. The trees are subject to a group TPO 13.53/3/93/L and this also includes a Holm Oak and a Prunus. Permission is sought to crown lift the Ash tree and remove low branches of the horse chestnut tree that is overhanging the boundary of Heather House.

Consultations and Representations

Third Parties: - No third party representations have been received.

Adur District Council: - The Assistant Parks Manager has stated that both trees are healthy with no obvious signs of damage or decay. It is recommended that the Horse Chestnut is crown lifted up to 3 metres including removal of one large low hanging branch on the east aspect of the tree. Its is also recommended that the Ash is crown lifted up to 3 metres including removal of selected large branches on the southeast side. In addition permission to extend to the removal of branches all round the tree specifically in the garden of no. 53 Grinstead Lane.

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)

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 trees form part of a small TPO group comprising of 4 trees. The trees are visible within the street scene and surrounding area although are located within rear garden areas. The trees are between 20 and 30 years old and are healthy with no signs of damage or decay. The Horse Chestnut is a medium sized tree and the Ash is larger, both are overhanging the rear of the parking area at Heather House.

The owner of no. 53 has requested that the lower branches of the Ash tree are removed all the way around to balance the tree, this is considered to be acceptable and included in this permission. Jeremy Sergeant recommends that the Horse Chestnut is crown lifted up to 3 metres including removal of one large low hanging branch on the east aspect. It is also recommended that the Ash is crown lifted up to 3 metres and to remove large branches all around the tree.

Recommendation

APPROVE for reason that :-

1. C1Ciii
2. C11M
3. The following works are hereby approved:
    a. T1 – Horse Chestnut - Crown lift up to 3 metres including removal of one large low hanging branch on the east aspect of the tree.
    b. T2 – Ash - Crown lift up to 3 metres including removal of selected low hanging large branches.
    Reason: *In the interests of amenity and to comply with policy AB23 of the ADLP.*

Case Off .....Date.... 14/11/09

25/11