Expiry Date - 03/11/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0632/11

Recommendation – Approve Application

Site: **Rectory House West Street Sompting Lancing**

Proposal: **Crown reduction by 5 metres (mainly on eastern side) of Yew tree (subject to TPO 162/5/76 (S)**

The Application

The application relates to a Yew tree within the grounds of Rectory House, a residential care home on West Street. The tree branches are overhanging the garage of the adjoining property to the east, White Styles, and the owner of that property has applied to remove these branches, by way of a 30% crown reduction on the east side without loss of overall height.

Consultations and Representations

Consultations/Comments

Adur District Council: The Assistant Parks Manager states that the tree is in generally good health with no obvious signs of damage or decay. The main stem has a lean to the east and the crown extends to the east. Removal of up 30% of the crown on this side would not make the tree unbalanced in appearance.

Sompting Parish Council – No objections

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)

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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 Assistant Parks Manager 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 Yew Crown reduce by up to 30% on the east side of the tree without loss of height

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 October 2011

[redacted]