Expires 24/9/08.

Development Control – Delegated Officer Report

Application Number: ADC/0385/08 **Recommendation – Permit Application**

Site: **Library Penstone Park Lancing West Sussex**

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

The Application

The application site is a Holm Oak tree located on the north side of Penstone Park, adjacent to Lancing Library. It is subject to TPO 162/4/70/L. The tree is notable for it sharp lean at the base which corrects itself to an upright trunk with a high dense circular crown above.
Permission is sought to crown thin by 20%, removing dead wood, and rubbing and diseased branches. A limb that overhangs a bench is to be shortened.

Consultations and Representations

Consultations/Comments

Jeremy Sergeant	No objections. Recommend works be approved.

Third Parties

No representations have been received.

Contributors

Lancing Parish Council raise no objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): CH4, DEV1
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 tree, as stated, has a large dense high level circular crown. The applicant's tree surgeon has reported that there has been heavy pruning in the past which has resulted in its dense canopy. Also noted was a split and cavity on low level branches. As good maintenance practice it was recommended that the removal of deadwood and diseased branches, combined with a 20% crown thin, would be sufficient to allow wind and light to penetrate the canopy better. The branch over the bench is to be shortened to limit disturbance and mess from pigeons.
The Council's Assistant Parks Manager has examined the tree and agrees with the arbiculturalist's report.

Recommendation

APPROVE:-

Subject to:

1. C1Ciii
2. C11M
3. The following works are hereby approved:
    a. T1 (Holm Oak): Crown thin by up to 20%, including the shortening of the east side branch that overhangs the public bench.

    Reason: In the interests of amenity.

Case Officer:.....

Date:11/9/08.

PB 12/9/08