Expires 10/5/07.

Development Control – Delegated Officer Report

Application Number: ADC/0145/07 **Recommendation – Permit Application**

Site: **Sussex Potter 43 Manor Road Lancing West Sussex**

Proposal: **Light crown-lifting, reduction of decayed branches, and removal of lower stubs and deadwood of evergreen oak tree (subject to TPO 162/1/69/L)** (Retrospective)

The Application

The application is for retrospective permission for works already undertaken in late February 2007 on a tree at the Sussex Potter Public House on Manor Road, Lancing. The tree is subject to a Tree Preservation Order (162/1/69/L) and is located within the North Lancing Conservation Area.
The tree itself is situated within the car park on the east side of the plot and is an evergreen Holm Oak that is dominant within the local landscape. The work this application seeks permission for was for a light crown lift and general tidying of the lower branches and trunk. Further remedial work was carried out at the time on two other trees on the west side of the plot but these trees are not subject to the above Preservation Order.

Consultations and Representations

Third Parties

Adur District Council Parks department have No Objection to the work.

Contributors

ADCAG have No Objection subject to the employment of a tree surgeon.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AB24

West Sussex Structure Plan: DEV1

Planning Assessment

Although there are no prior photographs of the tree, it is not considered that the work carried out has been detrimental to its character. The tree's crown has been lifted to approximately 4 metres with many of the smaller inner branches cut back in a manner that maintains its shape and balance.
The Council's Parks Manager is of the opinion that the tree is in good condition and shows no signs of decay or damage. He feels that the works carried out have greatly improved the appearance of the tree. He therefore raises no objection to the work and states that he would have recommended approval be granted had the application been received prior to the work being conducted.

Recommendation

APPROVE

Subject to:

1. 'This permission relates to the work carried out on 19 February 2007.
   Reason: For the avoidance of doubt'

Case Officer:.....

Date: 3/5/07

3/5.