Expires 14/5/08.

Development Control – Delegated Officer Report

Application Number: ADC/0152/08 **Recommendation – Permit Application**

Site: **26A Mill Lane Shoreham-by-Sea West Sussex BN43 5AG**

Proposal: **Crown lifting and crown reduction of yew tree (subject to TPO 13.53/4/94/SU)**

The Application

The application site is a large detached house located on the north side of Mill Lane, Shoreham and marginally within the Shoreham Conservation Area. This proposal seeks permission to crown lift and reduce a mature Yew tree that sits on the rear northern boundary. This tree is subject to TPO 13.53/4/94/SU.

Consultations and Representations

Consultations/Comments

Jeremy Sergeant	No objection. Recommends Crown lift of up to 1 metre and Crown reduction on south side by up to 1 metre without loss of height.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): CH4, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): 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 Yew tree is a large mature specimen that sits within the rear garden of No.26A Mill Lane. Although not visible from the street it forms a notable presence within the neighbouring rear gardens and is in very good shape. The tree has grown such that much of the crown is to the south of the trunk and is encroaching on the rear conservatory of No.26A. It is proposed that this crown is reduced back by 1 metre to avoid any future problems. Jeremy Sergeant has viewed the tree and notes that it is in good condition with no signs of decay or damage. He recommends a crown reduction on the south side by up to 1 metre without overall loss of height and a crown lift of up to 1 metre as appropriate.

Recommendation

APPROVE:-

Subject to:

1. C1Ciii
2. C11M
3. The following works are herby approved:
    a. T1 (Yew tree): Crown reduce on south side by no more than 1 metre without loss of height and overall crown lift by no more than 1 metre.

    Reason: In the interests of amenity

Case Officer:.....

Date: 22/4/08.

PB 22/4/08