Expiry Date - 30/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0372/10 **Recommendation – Permit Application**

Site: **Homehaven Court Swiss Gardens Shoreham-by-Sea West Sussex**

Proposal: **Works to beech, sycamore and poplar trees and felling of poplar (TPO 162/6/72/SU)**

The Application

The application is for works to a tree subject to Preservation Order 162/6/72/SU. Works to 5 trees within this group TPO are proposed all within the grounds of Homehaven Court, Swiss Gardens Shoreham-by-Sea.

T7 – Beech proposed crown thinning by 10% and removal of dead wood.
T9 – Sycamore proposed crown thinning by up to 10%.
T11 – Sycamore proposed crown thinning by 10% and remove/sever ivy.
T13 – Poplar proposed removal of 3 stems on the west side and crown reduce the remaining stems by up to 30%.
T16 – Poplar to be felled.

Consultations and Representations

Consultations/Comments

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

Adur District Council: - The Assistant Parks Manager recommends that the works be permitted.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB23
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

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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 group TPO which contributes to the amenity and character of the landscaped area within the grounds of Home Haven Court and are visible with the surrounding area.

It is recommended that the works are permitted. T7 – The Beech is in good overall condition with some dead wood within the crown that will be removed. T9 – Sycamore, this tree has grown toward available light, giving a lean to the east. Some major stems have previously been removed. T11 – Sycamore, tree consisting of three main stems, generally in good condition. T13 – Poplar, this tree is a re-growth of a previously felled or fallen tree. It has 7 large stems 2-3 of which are over a steep bank to the west of the tree, these stems have less support from the roots than the other parts of the tree. T16 – Poplar, large mature tree with very distinct lean to the east. The trunk has a cavity that is more than 60% of the original wood, there is some strong re-growth at the base of the tree, but this is not equal to the stem size above the decay.

Recommendation

APPROVE for reason that :-

1. C1Ciii
2. C11M
3. The following works are hereby approved: -

    (a) T7 – Beech - crown thin by up to 10% and remove dead wood.
    (b) T9 – Sycamore – crown thin by up to 10%.
    (c) T11 – Sycamore – crown thin 10% and remove/sever ivy.
    (d) T13 – Poplar – remove up to 3 stems on the west side and crown reduce the remaining stems by up to 30%
    (e) T16 – Poplar – fell.

Case Officer Hannah Barker Date 4th Nov 2010

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