Development Management – Delegated Officer Report **Date; 07/10/16**

Application Number	**AWDM/1017/16**
Address	**3 Ball Tree Close Sompting BN15 OFB**
Proposal	**Application for change of condition (AWDM/0734/11): To fell and replace one Sycamore tree in the rear garden.**

Date of site visit: 22/07/16

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): Y

Proposal, Site and Surroundings

The application refers to a single Sycamore tree in the rear garden of 3 Ball Tree Close. This is a part of a Development of the former Ball Tree Public House and grounds into 10 dwellings, with associated access roadway and parking. The tree is one of several pre-existing trees on the site, the most significant being those adjacent to the junction of Bustictle lane and West Street.

Consent is sought to fell and replace the Sycamore tree in the rear garden.

The reasons for the works are primarily in the interests of safety, light issues and amenity value.

Consultations: Consultation letters sent to Sompting Parish Council, and Southern Water Plc, neither of which have any objections.

Representations: None received.

Relevant Planning History

2011: Outline application (including details of access, appearance, layout and scale) for demolition of public house and redevelopment with 10 new dwellings (comprising 4 two-bedroom houses, 2 three-bedroom houses, 1 three-bedroom bungalow and 3 four-bedroom houses) with associated access roadway and parking for 18 cars and 20 cycles.

2011: Application for approval of Reserved Matters (landscape and minor changes to external appearance) of permission ADC/0061/11 (for redevelopment with 10 new dwellings)

Planning Assessment

The tree is a small to medium sized early matures growing in the rear garden. The tree is single stemmed to 2 metres, where it then has two main upright stems. The main crown is high and wider spreading on secondary branches. The tree is partially visible from West Street, and makes a limited contribution to the Verdant character of the area. The tree was retained to provide some screening between properties in Cokeham Court and the development of The Ball Tree ph.

The proposed works are to fell and replace the tree with a slightly smaller growing tree. As the proposal will, in time provide similar screening and amenity contributions it is recommended that the change of consent is granted.

These works in my opinion would be relatively minor in relation to the overall and would not significantly or adversely affect the appearance, amenity value or contribution to the character of the

These works in my opinion will be large in relation to the overall size and form and tree numbers at Ball Tree Close and a significant amount of change will take place. However the affect on the areas appearance will not be detrimental as the result will be to improve its amenity value and its contribution to the character of the area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed felling of the Sycamore tree as identified on the applicants plan, and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

2. If within five years following replanting, the replacement tree dies or become seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replaced tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 07/10/2016

Authorised by: PD Date: 11.10.16