expires 18.11.08

Development Control – Delegated Officer Report

Application Number: ADC/0443/08 Recommendation - Permit

Site: **5 Mill Hill Shoreham-by-Sea West Sussex BN43 5TG**

Proposal: **Crown reduction and thinning of beech tree (subject to TPO 162/2/78/SU)**

The Application

The application relates to a Beech tree located in the east side front garden of No. 5 Mill Hill. The site itself is at an elevated position as are most of the dwellings on the west side of the road, as a result the tree is approximately 1.5m above the level of the road.

The tree is a mature specimen approximately 10 -12m in height and is subject of a Tree Preservation Order, TPO 162/2/78(SU).

Permission is sought for crown reduction of 20% and thinning of 10%.

Consultations and Representations

Adur District Council: The Assistant Parks Manager states that the tree is in reasonable condition with no obvious signs of damage or decay, however there is some dead wood present. The tree has no central leading stem and has a spreading crown. Recommend the works be permitted.

Third Parties: There has been one letter of support on the proposals from the owner of No.3A who states that they have no objection to the proposed works.

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 road is characterised by many larger than average houses set well back from the road. Many of the dwellings have mature garden with a significant amount of large trees being present at the front of the properties on the west side.

The tree itself is a peculiar looking specimen in that it has no main leading stem, the shape and form of the tree however are good. The tree is mature and of a significant height at 10+ metres, however the tree is obscured from view by the thick tree-lined street no the north and south.

It is not considered that the proposed works will reduce the amenity value of the preserved tree, or the surrounding area.

Recommendation

APPROVE -

Subject to:

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

Crown reduction of Beech tree by up to 20% and thinning by 10%.

Reason: In the interests of amenity.

Case Officer:
Date: 13.10.08

17/10