Development Control – Delegated Officer Report

Application Number: ADC/0404/10 Recommendation – APPROVE

Site: The Barn, Dankton Lane, Sompting BN15 0EE

Proposal: Crown thinning and height reduction of horse chestnut tree and crown thinning/balancing of walnut tree subject to TPO 162/5/76/S

The Application

The property is a detached converted barn. The two trees, a walnut and a horse chestnut, are sited to the north and rear within the side and rear garden. The application seeks consent to crown thin both trees by up to 10%; and to crown reduce the chestnut by up to 30 percent and the walnut by up to 10% in order to provide greater light to the property. The proposals follow three earlier consents (S/7/03/TP, S/49/02/TP and ADC/0697/07) for similar works.

Consultations and Representations

Adur District Council: The Assistant Parks officer recommends that consent should be granted.

Sompting Parish Council: No objection.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB23, AB25
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)

Planning Assessment

Both trees are highly visible within the local area. The horse chestnut is approximately 30 metres in height and adjoins similar-sized trees to the south east. It is a very large mature tree that makes up part of a group of large trees adjoining West Street. An overall crown reduction of up to 30% is acceptable. The walnut is a smaller but mature tree adjoining Dankton Lane. It has become unbalanced with weight on the southern side of its crown.
Both these measures will serve to keep the trees in good shape and will not compromise their amenity value.

Recommendation

APPROVE subject to:-

1. C1Ciii
2. C11M
3. The following works are approved:
   T6 (Horse Chestnut): Overall crown reduction by no more than 30% and crown thinning by up to 10%.
   T7 (Walnut): Overall crown reduction by no more than 10%, including rebalancing crown, and thinning by no more than 10%.

Case Officer: Abi Onabanjo Date: November 2010