Expiry Date - 11/11/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0741/11

Recommendation – Approve Application

Site: **30 Church Lane Southwick Brighton West Sussex**

Proposal: **Reduce and shape Yew tree by 25% overhanging nursery school (6 weeks prior notice of works to tree in a Conservation Area)**

The Application
A section 211 notification has been submitted, giving six weeks prior notice of the intention to reduce an overhanging part of a Yew tree by 25%. The tree grows in the rear garden of No.30 Church Lane, adjacent to the eastern boundary where it adjoins the playground area of the Church Hall of St Michael and All Angels, which is currently used as a nursery.

Consultations and Representations

Adur District Council: The Council's Assistant Parks Manager reports that the tree appears in good health with no signs of decay or damage. The 25% reduction will match the current management of the tree on the owners side, resulting in a more symmetrical shape.

Third parties: There have been no third party objections.

Relevant Planning Policies and Guidance
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 tree is growing within the large mature rear garden of No.30 Church Lane and it has a very neat clipped appearance from the west with the appearance

of two crowns. The multi stemmed tree grows over the boundary wall with the adjacent site, and has had less or no real maintenance over the years, and thus the form of the crown has a more natural appearance, which is incongruous given the neatness of the side of the crown which is shaped.

Proposals are to reduce by 25% the amount of overhanging branches to prevent berries dropping into the nursery playground, and to neaten the overall appearance of the tree. It is not considered that the proposed works would have an adverse impact on the long term health of the tree, and therefore it is not recommended that a TPO be made.

Recommendation

Do not make TPO.

Case Officer: Carlos Hone
Date: 11.11.11

PB 11/11