Expiry Date - 04/04/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0168/12 **Recommendation – APPROVE**

Site: **Britannia Inn 98 Grinstead Lane Lancing West Sussex**

Proposal: **Crown lifting and reduction of 2 beech trees subject to TPO 162/3/60/L**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to two Beech trees which are located adjacent to the Harvest Public House on Grinstead Lane, South Lancing. The trees are subject to a TPO made in 1960, 162/3/60 (L)

The applicant seeks consent for crown lifting and reduction works to the trees. It is stated that the reason for the work is to achieve sufficient clearance for delivery vehicles and street furniture. To remove dead dying and dangerous branches, crown lift and cut back from lamp by 2 metres.

Relevant Planning History

None

Consultations

Adur District Council: - The Parks Officer states that the tree is in generally good health with no obvious signs of damage or decay. There is some dead wood present. The crown of the tree has begun to expand more sideways than upwards. Both trees have a natural unrestricted appearance, having not received any major reduction work etc. Recommend works permitted.

Representations

No third party recommendations have been received.

Lancing Parish Council: - No objection

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

Principle

Policy AB23 of the Local Plan state that the Council will make tree Preservation Orders to safeguard existing trees where their loss would have an adverse effect on the existing and future environment and its enjoyment by the public, and all trees will be considered potentially for such Orders unless they are of poor health or appearance, but priority will be given to trees which appear to be under threat and which make a significant contribution to the visual quality and character of a locality.

TPO Tree

The main consideration is the overall appearance of the preserved trees. The trees are very large and prominent within their setting.

The Parks Officer considers that the works should be permitted.

Recommendation

APPROVE

Subject to Conditions:-
1. The works for which Consent under the Tree Preservation Order is hereby granted must be completed not later than the expiration of one year beginning with the date of this consent.
Reason: - To retain adequate control over the special amenity value of the trees.

2. The works shall be carried out by a qualified tree surgeon and 2 weeks prior notification of the start of work shall be given to the Local Planning Authority, with the name, address and telephone number of the person who will be carrying out the work.
Reason: -To protect the special amenity value of the trees.

3. The remedial surgery works hereby approved shall be restricted to those specified in this application only, unless otherwise agreed in writing by the Local Planning Authority.
T1 and T2 - Beech – Lift crown to give a clearance of up to 5-6 metres, cutting back lower branches, Also reduce branches by up to 2 metres on southern tree, where they are close to street light in car park.
Reason: In the interests of amenity and to comply with policy AB23 of the Adur District Local Plan.

Is recommendation contrary to any representations? N

Expiry Date - 04/04/2012

Case Officer signed: [redacted]

Date: 12th March 2012

Authorised and signed by: [redacted]

Date: 12/3/12