

MID SUSSEX DISTRICT COUNCIL

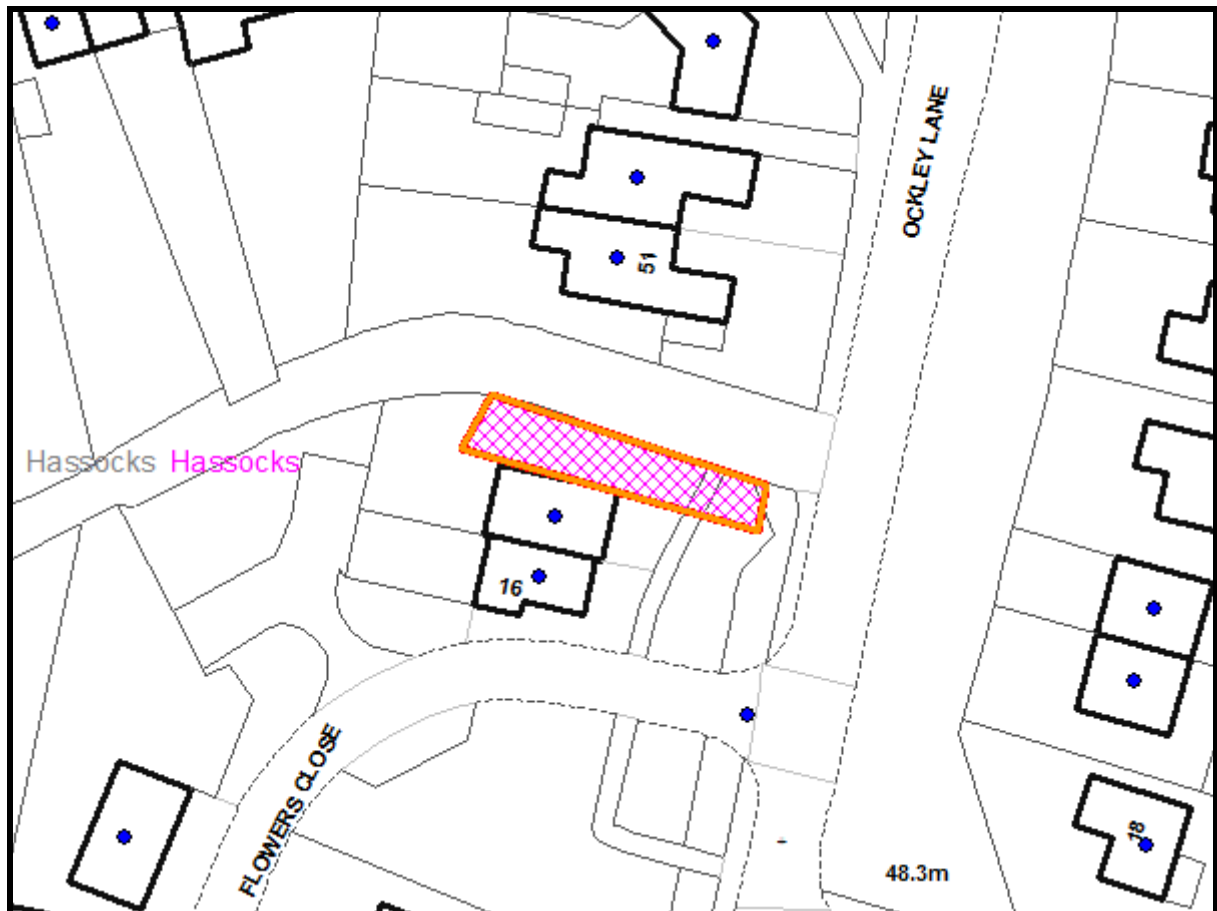
Planning Committee

13 JUN 2019

RECOMMENDED FOR PERMISSION

Hassocks

DM/19/1270



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**51 OCKLEY LANE HAS SOCKS WEST SUSSEX BN6 8BB
4 X MULTI STEMMED ASH - CROWN LIFT TO A HEIGHT OF 6M ON
GARDEN SIDE OF 51 OCKLEY LANE AND REDUCE BACK GROWTH
ABOVE THIS BY MAXIMUM OF 2M.
MISS ANNE HATTON**

POLICY: Built Up Areas / Classified Roads - 20m buffer / Planning Agreement / Planning Obligation / Aerodrome Safeguarding (CAA) / Tree Preservation Order / Tree Preservation Order Points / Archaeological Notification Area (WSCC) / Highways Agreement (WSCC) /

ODPM CODE: Tree Application

WARD MEMBERS: Cllr Sue Hatton / Cllr Benedict Dempsey / Cllr Alexander Sparasci /

CASE OFFICER: Irene Fletcher

PURPOSE OF REPORT

The application seeks consent for works to four Ash trees covered by a Tree Preservation Order HA/02/TPO/97, as described, and this application has come before Committee as the applicant is a relative of a Council member.

RECOMMENDATION

It is recommended that permission be granted subject to the condition set out in Appendix A

REPRESENTATIONS

None received

HASSOCKS PARISH COUNCIL

RECOMMEND APPROVAL. It was noted that the applicant is entitled to cut back the overhanging branches level with his boundary, however this would leave some unsightly spurs (which will either die or sprout useless water shoots). Therefore it is advised that it would be better for the tree if these could be taken back to a natural joint or the main trunks.

ASSESSMENT

Policy DP37 of the District Plan deals with tree matters and states out that the Council will support the protection and enhancement of trees. In respect of tree works, the policy sets out the following will be taken into account:

- The condition and health of the tree;
- The contribution of the trees to the character and visual amenity of the local area;

And

- The amenity and nature conservation value of the trees; and
- The extent and impact of the works; and
- Any replanting proposals (where necessary)

The trees are located in a line between 51 Ockley Lane and 17 Flowers Close. They are within the garden of 17 Flowers Close, along the boundary line. There is a public footpath between this property and 51 Ockley Lane. The trees are protected for their group value, rather than as individual specimens, and form a valuable wildlife corridor, screening and a separation between settlements.

The trees have previously been crown lifted and are multi stemmed specimens of low individual merit. They overhang the garden of the neighbouring property to an extent and it is considered justifiable to remove up to 2m of higher level branches to allow more light to the garden and prevent encroachment. Crown lifting up to 6m should balance the tree and promote better healing than reducing lower growth.

With regard to the Parish Council comments, a condition will be attached requiring compliance with British Standards. It would not be considered reasonable in this instance to remove all stems back to the main trunk as the crowns have already been lifted. The, fairly minimal proposed works, are considered appropriate to address the situation without promoting excessive regrowth.

It is considered that the works are reasonable to allow more light to the garden and will not impact unduly on its long term health or amenity value. It is considered that the application compliances with the above Development Plan policy and can be supported.

APPENDIX A – RECOMMENDED CONDITIONS

1. The work shall be carried out in accordance with BS 3998:2010 "Recommendation for Tree Work".

Reason: To ensure that the work is carried out to a satisfactory standard.

INFORMATIVES

1. Prior to the commencement of the works hereby permitted, checks shall be made for the presence of nesting birds and other wildlife protected under the Wildlife and Countryside Act 1981.

APPENDIX B – CONSULTATIONS

Parish Consultation

RECOMMEND APPROVAL. It was noted that the applicant is entitled to cut back the overhanging branches level with his boundary, however this would leave some unsightly spurs (which will either die or sprout useless water shoots). Therefore it is advised that it would be better for the tree if these could be taken back to a natural joint or the main trunks.