Development Management – Delegated Officer Report **Date; 27/09/21**

Application Number	**AWDM/1177/21**
Address	**Miller and Carter 43 Manor Road Lancing West Sussex BN15 0EY**
Proposal	**Application for consent under Adur Tree Preservation Order No. 162/1/69(L) of 1969 to reduce radial spread by up to 2 to 3 metres, crown thin by up to 10 to 15% and remove epicormics growth one Holm Oak T1.**

Date of site visit: 07/09/21

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): Y

Proposal, Site and Surroundings

The application refers to a large mature Holm Oak located near the centre of the eastern side car park, which adjoins Manor Road and the upper section of First Avenue. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to reduce radial spread, crown thin and remove epicormic growth.

The reasons for the works are primarily in the interests of safety abating nuisance, light issues and amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

1969: Adur Tree Preservation order Number 162/1/69/L of 1969 made.

1977: Tpo Tree Lopping

1982: Lopping Lower Branches of Holm Oak (Protected Under Tree Preservation Order No 1/1969

1992: The property is within the North Lancing Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

2007: Light crown-lifting, reduction of decayed branches, and removal of lower stubs and deadwood of evergreen oak tree (subject to TPO 162/1/69/L) (Retrospective)

2010: Remove epicormic growth from base of Holm Oak tree (subject to TPO 162/1/69/L) (Sussex Potter)

2011: Works to Yew, Cherry and Acer tree (6 weeks prior notice of works to trees in Conservation Area)

2011: Fell Sycamore sapling (T1), 2 x Holm Oak (T2 and T4), and Elder T3 on south side of car park, application for works to trees in a Conservation Area (6 weeks notice).

2012: Crown reduction by 1m T1 Laurel and T2 Beech to clear phone lines; reduce lateral branches affecting CCTV on north side of T3 Sycamore by 2m; fell to ground level G1 4 x Sycamore; and crown reduction of T4 Yew by 1.5m on west side and remainder to balance; crown lift to 3m and reduce height by 1m (6 weeks notice of works to trees in a Conservation Area)

2014: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 2 metres, reduce crown height by up to 2 metres, and remove dead dying branches on one Cherry tree T1, reduce radial spread by up to 2.5 metres, reduce crown height by up to 2.5 metres, and remove dead dying branches on one Sycamore tree T2, remove two stems overhanging car parking area of one Cherry tree T3, remove two limbs overhanging car parking area and crown lift up to 3 metres one Beech tree T4, and to crown lift up to 3 metres removing epicormic growth on two Yew trees T5, in the North Lancing Conservation Area.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Bay tree, group of four Sycamore trees and one Elder tree all in garden to south-east of main building as they are damaging wall, drains and fence all within the North Lancing Conservation Area.

Planning Assessment

The tree is a very large mature growing in the east car parking area near the junction of Manor Road and First Avenue. The tree is prominent to the area, and can be seen from many views, including the public open space of the nearby Lancing Manor Park.

The tree has stout single stem to 4 metres where it then becomes twin with the east stem dividing again at 6 metres, and the west stem persisting to 9 metres. There are large horizontal scaffold limbs and some significant sized secondary ascending limbs that emerge from 4 to 6 metres. The base of the tree has some significant sized epicormic growth. The main crown is dense and wide spread with many large over extended laterals.

The proposed works are to reduce radial spread by up to 2 to 3 metres, crown thin by up to 10 to 15% and remove epicormics growth. The works are to contain the spread of the tree, allow access beneath the lower hanging perimeter and allow more light and air to pass through the crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the area.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 27/09/2021

Authorised by: PB Date: 27/9/21