Development Management – Delegated Officer Report **Date; 16/11/23**

Application Number	**AWDM/1418/23**
Address	**61 Manor Road Lancing West Sussex BN15 OEY**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 3 to 4 metres Bay T2 and Purple Leaved Plum tree T3, and to crown lift up to 5 metres one Cedar tree T1, in the North Lancing Conservation Area.**

Date of site visit: 24/10/23

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

Proposal, Site and Surroundings

The application refers to two small to medium immature trees and one large mature Atlas Cedar, in the rear/side garden of 61 Manor Road. The trees are near the northeast and Southeast corners of the garden adjacent to the boundary walls The Atlas Cedar is a prominent part of the street scene and make a significant contribution to the character and visual amenities of the North Lancing Conservation Area. The Purple Plum and Bay are slightly less significant to the area

Consent is sought to reduce crown height and radial spread Bay T2 and Purple Leaved Plum tree T3, and to crown lift Cedar tree T1

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

Consultations: Letter sent to Adur Conservation Area Advice Group who did not respond.

Representations: None received.

Relevant Planning History

1975: The North Lancing Conservation Area was designated under section 277 of the Town and Country Planning Act 1971, As Amended by the Town and Country Amenities Act 1974, by the Adur District Council on the 28th July 1975.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 4 metres, retaining large limbs one Blue Atlas Cedar tree in the North Lancing Conservation Area.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to reduce Bay in height by 3m (T1); reduce in height Purple Leaf Plum by 3m (T2); reduce 2 lowest branches on east side by 2-3m Blue Atlas Cedar (T3); reduce 3 lowest branches on east side by 2-3m Blue Atlas Cedar (T4) in the North Lancing Conservation Area.

Planning Assessment
The trees are a large mature Atlas Cedar growing in the rear garden adjacent to the boundaries with properties in Seventh Avenue, and two smaller younger trees: a Purple Leaved Plum and Bay adjacent to the boundary and garage walls of 53 Manor Road. The trees are prominent to the area, and can be seen from many views. The trees are:

Atlas Cedar T1
This tree is a large mature Cedar growing near the southeast corner of the rear garden, along its southern boundary. The tree is the most visible of the three and is one of a number of large mature trees in the area. The tree is single stemmed to 7 metres, and clear to 6 metres. The tree has some large diameter lateral limbs emerging at 6 metres. The main crown is dense with a very good form and shape. There are some low over arching smaller secondary branches that form the lowest parts of the crown.

The proposed works are to to crown lift up to 5 metres, to allow clearance and allow more light and air to pass beneath the crown.

Bay T2
The Bay tree T1 is located near the northeast corner of the property where the garden extends to the raised boundary with Manor Road. The tree is growing directly adjacent to a large combined flint retaining wall and garage building in the front garden of 53 Manor Road. The Bay tree has multiple stems from ground level with 3 to 4 main thicker trunks, and foliage from ground level. The main crown is dense and wide spread.

Purple Leaved Plum T3
The Plum tree is growing against the eastern boundary wall, slightly south of the Bay T1. The tree has a single stem to 2 metres, where it then divides into multiple smaller stems and laterals. The main crown is dense with a mass of small water shoots deep in the crown and several larger wide spread laterals.

The proposed works for both the Plum and the Bay are to reduce crown height and radial spread by up to 3 to 4 metres. The works are to contain the size and spread of the trees, and allow more light and air to pass around and over the crowns.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the North Lancing Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 16/11/2023

Authorised by: PB Date: 16/11/23