Development Management – Delegated Officer Report **Date; 20/03/24**

Application Number	**AWDM/1977/23**
Address	**9 Grantsmead Lancing West Sussex BN15 0PG**
Proposal	**Application for consent under Worthing Tree Preservation Order No.162/1/84(L) of 1984 to fell and replace one Hawthorn tree T4.**

Date of site visit: 07/02/24

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

Proposal, Site and Surroundings

The application refers to a single Hawthorn tree in the front garden of 9 Grantsmead adjacent to the garage and driveway, to the north of the property. The tree is part of an established number of trees, which are part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to fell and replace one Hawthorn tree T4.

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

Consultations: Letter sent to Lancing Parish Council who resolved that they support the application, no further details were given.

Representations: None received.

Relevant Planning History

1984: Adur Tree Preservation order 162/1/84(L) of 1984 confirmed on 28/04/84.

1986: Pruning And Shaping Of Cedar Tree (T5) And Hawthorn (T4) Subject To Tree Preservation Order 162/1/84(L)

1996: Shaping And Tidying Of Hawthorn Tree (Subject To Tpo 162/1/84/L)

2002: Shaping & Tidying Of Hawthorn Tree (T5) And Fir Tree (T6) Subject To Tpo 162/1/84(L)

2012: Crown lift Hawthorn to 3-3.5m (works to a tree subject to tree preservation order 162/1/84/L)

2018: Application for consent under Adur Tree Preservation Order 162/1/84(L) of 1984 to reduce radial spread by 0.5 to 1 metre, reduce height by up to 1 metre and crown thin by up to 15% on Hawthorn Tree T4

Planning Assessment

The tree is a medium sized mature Hawthorn growing in the narrow strip of hard surfaced land that forms the long driveway to the garage of 9 Grantsmead. The tree is one of several protected trees

that the development was built around in the early 1980s, which collectively are prominent to the area, and can be seen from many views.

The tree is single stemmed to 2 metres where it then divides into several tightly forked upright stems, that each divide again from 3.5 to 4 metres into a mass of smaller uprights and laterals which form a dense wide array. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to fell and replace the tree, to allow more light and space in the narrow driveway, and concerns that the roots of the tree are affecting the adjacent block paving. Some depressions in the level of the blocks of the driveway can be observed, although it is unlikely that the tree roots could cause the surface to drop. It is considered that works could be applied for to reduce the radial spread of the tree crown lift and possibly crown thin so as to allow more access and more light into the area.

Recommendation

REFUSE for the reason(s):-

1. The Hawthorn T4 is a prominent and established feature, which contributes positively to local character and landscape of the area, Having regard to the maturity and stature of the tree and its prominence within the street scene, there is no arboricultural or other acceptable reason provided which would justify the loss of this tree. There are other works that could be considered such as crown lifting and reduction in radial spread, that could alleviate concerns and retain the tree.

Is recommendation contrary to letter(s) of representation?

Yes, the Planning Committee of Lancing Parish Council resolved to support the application, although no reasons for the support were given.

Case Officer: JDS Date: 20/03/2024

Authorised by: PB Date: 20/3/2024