Development Management – Delegated Officer Report **Date; 20/03/15**

Application Number	**AWDM/0237/15**
Address	**15 Mill Road Lancing BN15 OPT**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Lombardy Poplar tree and to reduce radial spread by up to 2 metres on one Ash tree in the North Lancing Conservation Area.**

Date of site visit: 17/02/15

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

Proposal, Site and Surroundings

The application refers to two trees in the rear garden of the listed building of 15 Mill Road Lancing. The trees are part of a group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to reduce the radial spread of one Ash tree, and to fell and replace one Lombardy Poplar tree.

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

Consultations: Consultation letter sent to Lancing Parish Council, and the Adur Conservation Area Advice Group. Neither consultee made an objection to the proposed works. The Adur Conservation Area Advice Group stated no objection the works to the Ash tree, and no objection to the felling of the Lombardy Poplar subject to the Councils Inspector also being satisfied with the works.

Representations: None received.

Relevant Planning History

None.

Planning Assessment

The trees are both medium to large sized early matures growing in the rear garden of 15 Mill Road, adjacent to the grounds of North Lancing Primary School. Both trees are visible from the School grounds and the public highway.

The trees are;

T1 Ash
The Ash tree is a single stemmed tree to 3 metres, where there a co-dominant stem emerges, which close to equal to the main central stem in size and height. The main crown is dense and wide spread with some low hanging secondary branches, particularly to the edges of the main crown. The Ash tree T1 and Lombardy Poplar T2 are growing in close proximity to each other. This has led to some suppression of the Ash trees crown to the southwest side, although the Ash is the more dominant of the two trees.

The proposed works are to reduce the radial spread of the crown by up to 2 metres. This is to maintain the size and spread of the tree, and will also effectively lift its crown by removing the smaller low hanging branches to the ends of the wider scaffold limbs.

T2 Lombardy Poplar
This is tree has a single central stem that persists to the top of the crown, with several large scaffold limbs on the west side only. The branches have budding twigs from 4 metres, that form a dense one sided crown. The Lombardy Poplar is approximately 2 metres taller than the adjacent Ash tree, and has been suppressed on its north east side, with no foliage or major branches on this section of the tree.

The proposed works are to fell and replace the tree. This is due to concerns about the trees height and imbalance adjacent to the Primary School grounds directly to the west of 15 Mill Lane. Although there is no evidence of the tree being unstable, it is agreed that the closeness of the two trees has affected both of their crowns development. As the Ash tree has established a fuller crown than the Poplar, it would appear to be the preferable tree of the two to retain.

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

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, 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: 20/03/2015

Authorised by: PD Date: 23.3.15