**Development Management – Delegated Officer Report** **Date; 22/03/24**

| | |
|---|---|
| **Application Number** | **AWDM/0146/24** |
| **Address** | **St James Hall Mill Road Lancing West Sussex BN15 0PT** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 4 metres, reduce radial spread by up to 3 metres, and crown lift 4 metres Sycamore T1, and to reduce crown height by up to 3 metres, reduce radial spread by up to 2 metres, crown lift up to 3 metres, and remove deadwood Sycamore trees T2 and T3 in the North Lancing Conservation Area.** |

**Date of site visit:** 23/02/24

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

**Proposal, Site and Surroundings**

The application refers to three large mature Sycamore trees growing to the West of the Parish Hall, on a small strip of land adjacent to the raised entrance to North Lancing Primary School. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to reduce crown height and radial spread, crown lift and remove deadwood Sycamore trees T1, T2 and T3.

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

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

**Representations:** None received.

**Relevant Planning History**

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

2013: Section 211 Notice under the Town and Country Planning Act 1990 for works to two Sycamore trees within the North Lancing Conservation Area.

**Planning Assessment**

The trees are three large mature Sycamore trees growing in the rear grounds of St James Hall Mill Road lancing, adjacent to the sloped pedestrian entrance to the North Lancing Primary School. The trees are prominent to the area, and can be seen from many views.

The trees are;

Sycamore T1
This is the largest of the three trees grown the furthest South, adjacent to a small grassed area in the Southwest corner. The tree is multi stemmed from ground level with stems that are mostly upright and persist to 14 metres. The numerous stems form a wide dome shaped crown that is visible from many views in the area. The tree is generally in reasonable condition, with some stump ends due to poor pruning works, and some deadwood. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 4 metres, reduce radial spread by up to 3 metres, and crown lift 4 metres. The works are to contain the size and spread of the tree, and allow access and more light and air to pass beneath the crown.

Sycamore T2
The Sycamore tree T2 is the centre tree of the three, growing adjacent to the northern retaining wall. The tree has a curved single stem, that dog legs and has a secondary stem that emerges to the West at 6 metres. The first laterals emerge from 4 metres. The main stem persists to 9 metres with the Western stem dividing from 7 metres. The main crown is dense and wide spread with some slightly over extended laterals.

Sycamore T3
T3 is a smaller tree growing in the Northwest corner of the site, adjacent to the North boundary. This tree is tall and compact with a single stem to the top, and a large upright secondary from 1.75 metres to the South. Some of the large ascending limbs are close to the roof and skylight of the main building. The trunk of the tree is curved at ground level where the main root plate appears to be beneath the flint retaining wall to the North. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works for both Sycamore trees T2 and T3 are to reduce crown height by up to 3 metres, reduce radial spread by up to 2 metres, crown lift up to 3 metres, and remove deadwood. The works are to contain the size and spread of the trees, abate possible future nuisance and allow access and more light and air to pass beneath their 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: 22/03/2024

Authorised by: Gary Peck Date: 22 March 2024