Development Management – Delegated Officer Report **Date; 24/10/14**

Application Number	**AWDM/1250/14**
Site Address:	**55 Ring Road Lancing BN15 OQE**
Proposal:	**Application for consent under Adur Tree Preservation Order No. 162/1/62 (L) of 1962 to fell and replace one Lawson Cypress tree of group G1.**

Date of site visit: 25/09/14

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

Proposal, Site and Surroundings

The application refers to one Lawson Cypress in the front garden of the property close to the public road. The tree is part of an established group of trees, which are prominent in the street scene and make a significant contribution to the character and visual amenities of the area

Consent is sought to fell and replace the tree.

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

Consultations: Lancing Parish Council sent consultation letter, and no objections were made.

Representations: None received.

Relevant Planning History

1962: Adur Tree Preservation order 162/1/62 (L) of 1962 confirmed on 20/02/1962.

Planning Assessment

The tree is a medium sized tree growing at the top of the front garden close to Ring Road Lancing. The tree is part of a somewhat depleted group of trees, whose amenity value was in the cohesion of the group. Several of the original trees since 1962 have now been lost and replaced.

The Lawson Cypress tree is in poor health with only a very sparse covering of needles and an excessive amount of deadwood. Due to the condition of the tree, it currently has no amenity value, and no expectation of surviving another season.

Therefore the proposed felling and replacement of the Lawson Cypress tree of group G1 is recommended for approval.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed felling of the Lawson Cypress tree (of Group G1), on the applicants plan, and the replanting shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *in the interest of visual amenity*

2. If within five years following replanting, any replacement tree dies or become seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replaced tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *in the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 24/10/2014

Authorised by: PD Date: 24.10.14