Development Management – Delegated Officer Report **Date; 03/01/14**

Application Number **AWDM/1411/13**

Site Address: **65 Chartwell Road Lancing Business Park Lancing**

Proposal: **Application for consent under Worthing Tree Preservation Order No. 13.53/1/94 (L) to Fell one Prunus tree (T7) and one Whitebeam (T6)**

Date of site visit: 29/11/13

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

Proposal, Site and Surroundings

The application refers to two small mature trees to the South of the site. The trees are two of a small number of trees in the Lancing Business Park, and although not large are visible from many views in the area.

Consent is sought to fell both trees on the grounds that the Prunus T7 is dead and that the lifting of slabs and tarmac around the Whitebeam T6 is a nuisance.

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

Consultations: None

Representations: One Representation received from Lancing Parish Council, which objected to the removal of the healthy tree T6:

"*Object as there was no apparent reason given as to why the tree should be removed from such an un-imposing position, which did not appear to be conflicting with any activity*."

Relevant Planning History

1994: Adur Tree Preservation Order 13.53/1/94 (L) confirmed.

Planning Assessment

The trees are small sized trees growing in the southern section of the car parking/storage area of Shoreham Car Auctions site in Chartwell Road Lancing. Each tree is in a purpose built island witch is kerbed and has paving slabs up to and around the planting grates. In both cases the grates and slabs have begun to lift.

The Prunus tree T7 is either dead or dying and has no long-term future. This tree can be removed and replaced. A request for the replacement tree is that it be an evergreen, and does not have soft fruits that can become messy; possibly a Evergreen Oak.

The Whitebeam T6 is a healthy tree, with a relatively large bole for the size of tree. At the base of this tree the tree grate (concrete) has been lifted as have the surrounding paving slabs. These could

either be removed and re-laid, or replaced with weed suppression such as a Permeable Membrane covering.

The removal and replacement of both trees would in my opinion be significantly detrimental to the amenity of the area. Therefore a split decision is recommended; The Prunus T7 should be removed and replaced and the Whitebeam T6 retained.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed felling of the Prunus tree T7 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 and species 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 of the replacement trees die 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.

REFUSE for the reason(s):-

3. The proposed felling of the Whitebeam Tree T6 which is a prominent tree, and an established feature of the Area, would be detrimental to, and would not preserve or enhance, the character and visual amenities of the area. The tree is healthy and in good condition, and there is no overriding reason to fell this protected tree.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 03/01/2014

Authorised by: PD Date: 3.1.14