Development Management – Delegated Officer Report **Date; 11/11/15**

Application Number **AWDM/1418/15**

Site Address: **146 First Avenue Lancing BN15 OET**

Proposal: **Section 211 Notice under the Town and Country Planning Act 1990 to fell two Leylandii trees, Pollard at 3 to 4 metres one Oak, one Sweet Chestnut one Hornbeam and one Holly tree, and to reduce in height and spread by 3 – 5 metres one Holly and one Holm Oak tree in the North Lancing Conservation Area.**

Date of site visit: 10/11/15

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

Proposal, Site and Surroundings

The application refers to eight trees in an overcrowded garden containing around 400 trees. The main works are to remove the remains of a former line of tall Leylandii trees that bordered the northern side of the garden adjacent to the Miller and Carter Public House. The trees are an established part of the North Lancing Conservation Area. area and make a contribution to its character and visual amenities

Consent is sought to fell two Leylandii, pollard four trees and reduce two other trees along the north and south boundaries.

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

Consultations: letter sent to Lancing Parish Council's Planning Advisory Committee, who objected to this proposal as it considered that it is a 'blanket' application, and provided too little information on the individual trees to form any decision. As a Section 211 application: for works to trees in a Conservation Area, reasons for the works are no mandatory, however the applicant had supplied detailed information about both the trees concerned and the reasons for the proposed works.

Representations: Two received, one in support from a nearby neighbour who comments that in their opinion the works will benefit the development of the trees and be of benefit to the surrounding neighbours.

Relevant Planning History

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

2014: Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce radial spread and crown height by up to 1 to 1.5 metres on one Magnolia tree in the North Lancing Conservation Area.

2014: Section 211 Notice under the Town and Country Planning Act 1990 to fell 49 trees: 38 Leylandii / Conifers, 2 Liriodendron, 1 Walnut, 1 Davidia, 3 Oak, 3 Acer, 1 Silver Birch, to Pollard at 2 metres one Bay and to carry out various works including; crown lift 2.5 – 3.5 metres reduce in height and spread by 1.5 – 5 metres to fifteen of approximately 450 garden trees in the North Lancing Conservation Area.

Planning Assessment

The trees are;

Leylandii trees T6 and T7
These two trees are part of what was a line of 43 trees running along the northern border between 146 First Avenue and the car parks and beer garden of the Miller and Carter Public House in Manor Road. The trees are around 14 metres tall, with slightly sparse foliage that emerges from 1-2 metres above ground level. The trees are part of a former hedge planting that had been allowed to grow. These two trees are both one-sided with wide spread dense foliage on their south sides only. The proposed works are to fell both trees. As the two trees are unable to recover into reasonably well balanced trees consent is recommended.

Holly trees T1 and T2
These are two twin stemmed trees formed from a former hedgerow, the proposed works are to reduce both trees in height down to 3 metres to match the height of the surrounding hedge plants.

Hornbeam T3
This tree appears also to be part of the former hedgerow, although having out grown the line, the proposed works are to reduce height and spread to create a smaller more compact tree.

Sweet Chestnut T4
The Sweet Chestnut tree T4 is a taller individual tree which has been suppressed by taller growing adjacent trees, which have now been removed. The tall narrow crown has all of its branches and foliage to the south. The proposed works are to pollard the tree so that it will re-grow into a more symmetrical shape.

Oak T5
This tree has a single stout make bole that extends to 9 metres, where the tree has been previously damaged. At this point there are a number of large diameter lateral branches and a smaller number of slender upright stems, some of which are stag headed or completely dead. The proposed works are to reduce the radial spread of the tree by up 3 to 5 metres, 5 metres on the longest most extended limbs. The works are to help re-balance the very a-symetrial crown and rto contain the size and spread of the tree.

Holm Oak T7
The Holm Oak tree T7 is a tall multi-stemmed tree which has been suppressed by the adjacent Leylandii trees, which have now been removed. The tall crown has all of its branches and foliage to the south, some of which are dense and wide spreading. The proposed works are to pollard the tree so that it will re-grow into a more symmetrical shape.

These works in my opinion would be relatively minor in relation to the overall number, size, and form of the trees and would not significantly or adversely affect appearance, amenity value, or the gardens contribution to the 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?

One objection from Lancing Parish Council, having made a site visit referring through the submitted application I am satisfied that a reasonable amount of information has been given.

Case Officer: JDS Date: 11/11/2015

Authorised by: PD Date: 11.11.15