Development Management – Delegated Officer Report **Date;22/08/13**

Application Number **AWDM/0816/13**

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

Proposal **Section 211 Notice under the Town and Country Planning Act 1990 to fell one Leylandii Tree in the North Lancing Conservation Area**

Date of site visit:

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

Proposal, Site and Surroundings

The application refers to one large leylandii tree adjacent to the Eastern side of the rear garden of 49 Manor Road. The tree is at the end of a line of tall Leylandii that run east to west along the Northern boundary of the rear garden of 146 First Avenue.

Consent is sought to fell the tree.

The reasons for the works are primarily due to light issues and amenity value.

Consultations: None

Representations: None received.

Relevant Planning History
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2011: 6 weeks prior notification of works to trees in a Conservation Area (cutting down of 2 Leylandii to 1m high and removal of 2 Plums and 1 Eucalyptus) Status: Application Permitted

2012: High Hedges complaint re-conifer trees along boundary between 149 First Avenue and 46 Manor Road. Complied.

Planning Assessment

The tree is part of a densely wooded area to the rear of 146 First Avenue, which is partially visible from the highway. The Leylandii tree that is the subject of this application is around 16 metres tall with a single stem up to around 4 metres. There are no obvious signs of damage or decay, although there is extensive dead wood on the lower sections of the tree. The tree even as part of a wooded area and a line of Leylandii trees would not be suitable for a tree preservation order, and therefore consent to allow felling is recommended. As the removal of this tree is not due to poor health or condition there is no obligation for replacement planting.

The Leylandii tree is not contributing to the character of the North Lancing Conservation Area, and its loss would not be detrimental to the amenity value of the area.
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Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed felling of Leylandii tree, 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?

Yes. The owner of the tree has objected to the felling claiming that it unnecessary and does not affect the property of 46 Manor Road, and is an important part of the wooded area to the rear of their property. Although there is no obligation for the owners to agree to the felling of the tree, the neighbour can still obtain consent from the Local Planning Authority.

Case Officer: JDS Date: 2013

Authorised by: PD Date: 6.9.13