Development Control – Delegated Officer Report

Application Number: AWDM/1313/12 **Recommendation – Approve**

Site: **60 Manor Road, Lancing, West Sussex, BN15 0HG**

Proposal: **Section 211 Notice under the Town and County Planning Act 1990 T1 – Bay reduce height by 3 metres and reduce sides by 0.5 metres. T2 – Judas tree reduce height to 3-4 metres, reduce crown size and deadwood. T3 – Laural reduce crown to 3-4 metres in height and spread. T4 Bay – reduce height to 2-3 metres and tidy sides.**

Date of site visit: 21st November 2012 (JS)

Neighbours checked: Yes

Proposal, Site and Surroundings

The application property consists of a detached dwelling house located in the Conservation Area on the north side of Manor Road. The trees that are the subject of this application are to the front of the property.

Six weeks notice under S.211 has been given for: - T1 – Bay reduce height by 3 metres and reduce sides by 0.5 metres. T2 – Judas tree reduce height to 3-4 metres, reduce crown size and deadwood. T3 – Laurel reduce crown to 3-4 metres in height and spread. T4 Bay – reduce height to 2-3 metres and tidy sides.

Consultations

Adur & Worthing Councils:

The Assistant Parks Manager has commented:-

Of the works applied for only the Judas tree could be described as a tree, the Bays and Laurel are more like shrubs. The Judas tree (T.2) is in generally good health with no obvious signs of damage or decay. This tree consists of several stout trunks emerging from ground level. Each of these trunks is at 45 degrees or lower and has been topped at a height of around 2-3 metres. As such this forms more of a shrub than a tree – which the species is occasionally known as. This specimen would not be considered to be protected.

Planning Assessment

The trees are in the front garden of the property adjacent to the highway and are in general good health with no obvious signs of damage or decay. As stated above the Judas tree is only to be considered in this case as the other trees mentioned are considered to be shrubs. The Judas is however a minor and of no consequence and there is therefore no objection to the works.

Recommendation

That the applicant be advised that a TPO is not being made by the Council in respect of the trees that are subject of the Notice and the works may proceed.

Case Officer: Hannah Barker Date: 3rd December 2012

Authorised by: Jo Morin Date: 10 Dec 2012