Development Management – Delegated Officer Report **Date: 12/12/18**

Application Number	**AWDM/1716/18**
Address	**87 Manor Road Lancing West Sussex BN15 0HG**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to cut back by 1 - 2m one Tree of Heaven (labelled A), to fell and remove to ground level one Leylandii tree (labelled B), to trim far sides (garden side) by 1m of Leylandii trees (labelled C) and to cut back by 2m a large limb of one Scots Pine (labelled D), all within the North Lancing Conservation Area.**

Date of site visit: 03/12/18

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

Proposal, Site and Surroundings

The application refers to three large mature individual trees, and one group of trees located in the rear garden, where they are partially visible from the public road. The trees are a part of the street scene and make a contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to reduce spread of the Tree of Heaven T1 (labelled A), the Scots Pine T4 (D) and the group of Leylandii T3 (C), and to fell the single Leylandii tree T2 (labelled B.

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

Consultations: Letters sent to Lancing Parish Council who replied that they have no objections.

Representations: One representation from nearby neighbour that mistakenly refers to removal of group T3 (D), but without any objections.

Relevant Planning History

1975: The North Lancing Conservation Area designated under section 277 of the Town and Country Planning Act 1971, As Amended by the Town and Country Amenities Act 1974, by the Adur District Council on the 28th July 1975.

Planning Assessment

The trees are large matures growing in the rear gardens of 85, 87 and 89 Manor Road Lancing. All of the trees being either in or adjacent to number 87 (applicant). The trees have varying prominence to the area, and some can some be seen from Manor Road.

<u>Tree of Heaven T1</u>
The tree of Heaven T1 is the largest and most prominent tree of the group. It has multi-stems with 4 to 5 main large diameter stems that form a wide array, and support several long secondary laterals. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread on the eastern side by 1 – 2 metres. These works are to contain the spread of the tree and allow access beneath the crown.

Leylandii T2
This is a single tree in the southern half of the rear garden, close to its eastern boundary. The tree has a clear stem to 2 to 3 metres, and a dense wide spread crown. The proposed works are to fell to ground level. The tree has no public view and makes a limited contribution to the area.

Leylandii group T3
The group of Leylandii trees run along part of the southern boundary, varying in height from 8 metres in the west up to 12 metres in the southeast corner. The trees have a mostly intertwined crown that is dense wide spread. The proposed works are to reduce radial spread by up to 1 metre to contain the their spread.

Scotts Pine T4
This is a tall mature Pine tree growing in the rear garden of 89 Manor Road, close to the southwest corner of the property. The tree has a single main stem with a distinct lean to the northeast, that becomes near horizontal from 8 to 9 metres and extends across the garden of No.87 (applicants) The tree has straggled growth with a dense undefined shaped crown. The proposed works are to reduce the main horizontal stem by up to 2 metres.

The works are to contain the size and spread of the tree and re-balance the crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect the appearance, amenity value, or character of the North Lancing Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 17/12/2018

Authorised by: Gary Peck Date: 19 December 2018