Development Management – Delegated Officer Report **Date; 06/10/15**

Application Number	**AWDM/1221/15**
Address	**Vicarage 63 Manor Road Lancing BN15 OEY**
Proposal	**Application for consent under Adur Tree Preservation Order 162/1/84(L) of 1984 to reduce radial spread of crown by up to 2-3 metres on one Holm Oak tree T3.**

Date of site visit: 02/09/15

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

Proposal, Site and Surroundings

The application refers to one large mature Holm Oak tree in the garden of The Vicarage 63 Manor Road Lancing. The tree is a part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to reduce the radial spread on the trees southern side by up to 2-3 metres.

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

Consultations: Consultation letter sent to Lancing Parish Council, who has no objections to the proposed works.

Representations: None received.

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

1984: Adur Tree Preservation Order 162/1/84(L) of 1984 confirmed on 14/03/84.

2005: Re-Shaping and Reduction of 2 Holm Oak Trees Adjacent To Grantsmead (Subject To Tpo Ref 162/1/84(L)

2010: Crown reduction (by 30%) and crown thinning (by 20%) of 2 holm oak trees subject to TPO (162/1/84/L)

Planning Assessment

The tree is a large mature growing in the rear garden of the St James the Less Vicarage. The main trunks of the tree have several areas of damage and decay, and some twisted and distorted growth. The tree has four large stems from ground level. The northwest stem divides into two at 4 metres with

each stem persisting to the top of the crown. The Northeast and Southeast stems are mostly upright with wide spreading secondary limbs. The stem that emerges from ground level on the Southwestern aspect has the limbs that are the subject of this application. The Southwest stem arches over at 6 metres, where it becomes close to horizontal. The secondary branches from this stem are mostly small, some are overextended and low hanging.

The proposed works are to reduce the radial spread on the south side of the tree, to clear the property and boundary of properties in Grantsmead.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its 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?

No

Case Officer: JDS Date: 06/10/2015

Authorised by: PD Date: 6.10.15