Development Management – Delegated Officer Report **Date; 14/05/21**

Application Number	**AWDM/0516/21**
Address	**56 Mill Road Lancing Worthing West Sussex BN15 0QA**
Proposal	**Application for consent under Adur Tree Preservation Order No.162/2/77(L) of 1977 to reduce crown height by approximately 5 metres to approximately 2.5 above previous pollard points Lime trees T1, T2 and T3.**

Date of site visit: 12/05/21

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

Proposal, Site and Surroundings

The application refers to three medium to large small mature Lime located along the upper half of the western boundary of the rear garden. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height to above previous pollard points, and associated works, Lime trees T1, T2 and T3.

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

Consultations: Letter sent to Lancing Parish Council who stated “No objection provided that the works do not take place during the nesting season”. This is not a condition that will be made, as trees are required by law to be inspected for nesting birds and this is brought to the applicants/Agents attention in the advisory notes.

Representations: None received.

Relevant Planning History

1982: Adur Tree Preservation order Number 162/4/82 (L) made in 1982.

1997: 25% crown reduction of 3 Lime trees (TPO 162/2/77/L)

1993: Reduction in height (to approx. level of last cut) and side trimming of 3 Lime trees (T.P.O. 162/2/77/L)

Planning Assessment

The trees are large pollarded matures growing in the rear garden adjacent to the public pavement of Mill Road, Lancing, where they are prominent to the area, and can be seen from many views.

The trees are:

Lime tree T1
This is the southernmost tree of the three, which is closest to the main building. The tree has a large diameter single stem to 2.25 metres, where it then divides into two. Each stem persists to 4 metres, to the initial pollard. The secondary stems are relatively large, and support many secondary branches, with some outer stems arching outward.

Lime tree T2
The Lime tree T2 is the central tree of the group. This tree has large diameter single stem to 2.5 metres, where it then divides into 3 to 4 forked main uprights. Each secondary stem has been pollarded at 4 to 5 metres, with the re-growth remaining mostly upright.

Lime tree T3
Located at the northern end of the line of three this tree has large diameter single stem to 2.75 metres. From 2.75 metres the stem divides into several mostly ascending stems, that have each been pollarded at a slightly higher 5 to 6 metres. This tree is closest to the telegraph pole in the pavement of Mill Road.

The crowns of all three trees are intertwined and form one combined crown that is dense and wide spread with some slightly over extended laterals.

The proposed works for all three trees are to reduce the crown heights by up to 5 metres, creating new pollards approximately 2.5 metres above the previous pollard points, and associated works. The works are to contain the size and spread of the trees crown, abate nuisance and allow more light and air to pass around their crowns.

These works in my opinion will be relatively large in relation to the overall size, spread and crown form of the trees, and a significant change will take place. However the works are part of a maintenance regime, and in the long-term, will not significantly or adversely affect their appearance, amenity value, or contribution to the character of the area.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority 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, tree works and nesting birds is part of the advisory notes of consent.

Case Officer: JDS Date: 17/05/2021

Authorised by: PB Date: 17/5/21