Development Management – Delegated Officer Report **Date; 12/05/14**

Application Number **AWDM/00414/14**

Site Address: **Miller & Carter 43 Manor Road Lancing BN15 0EY**

Proposal: **Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 2 metres, reduce crown height by up to 2 metres, and remove dead dying branches on one Cherry tree T1, reduce radial spread by up to 2.5 metres, reduce crown height by up to 2.5 metres, and remove dead dying branches on one Sycamore tree T2, remove two stems overhanging car parking area of one Cherry tree T3, remove two limbs overhanging car parking area and crown lift up to 3 metres one Beech tree T4, and to crown lift up to 3 metres removing epicormic growth on two Yew trees T5, in the North Lancing Conservation Area.**

Date of site visit: 09/05/14

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

Proposal, Site and Surroundings

The application refers to five trees, three within the west side car parking area and two to the south of the main building, in the rear Beer Garden.

Consent is sought to carry out various works:

T1 = Cherry – In Beer Garden at rear of building: reduce height and spread by up to 2 -2.5 metres
T2 = Sycamore - In Beer Garden at rear of building, in north east corner: reduce height and spread by up to 2 -2.5 metres
T3 = Cherry – Southern boundary of west side car park: Remove two large low limbs on north side of stem
T4 = Beech – West side boundary of west side car park: crown lift up to 3 metres
T5 = Yew – Adjacent to west aspect of main building in west side car park: Remove epicormic growth up to 3 metres and sever Ivy.

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

Consultations: None

Representations: None received.

Relevant Planning History

1992: The property is within the North Lancing Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

2011: Works to Yew, Cherry and Acer tree (6 weeks prior notice of works to trees in Conservation Area)
2011: Fell Sycamore sapling (T1), 2 x Holm Oak (T2 and T4), and Elder T3 on south side of car park, application for works to trees in a Conservation Area (6 weeks notice).
2012: Crown reduction by 1m T1 Laurel and T2 Beech to clear phone lines; reduce lateral branches affecting CCTV on north side of T3 Sycamore by 2m; fell to ground level G1 4 x Sycamore; and crown reduction of T4 Yew by 1.5m on west side and remainder to balance; crown lift to 3m and reduce height by 1m (6 weeks notice of works to trees in a Conservation Area)

Planning Assessment

T1 = Cherry –Single stemmed ornamental tree in the centre of the rear garden. The tree is not visible from the road or car park area, and is screened by a line of conifers to the South. This tree is around 8 metres tall with a domed wide spreading crown. The requested works are to reduce both height and spread to re-establish the shape and form of the tree

T2 = Sycamore – Single stemmed tree in the rear garden of the property. The tree is partially visible from the car park and not visible from the road. This is a single stemmed tree, to the 8 metre crown break reaching a height of around 12-14 metres tall. The tree is in fair condition with some large pruning wounds. The tree is located in to the Northeast of the Beer Garden and is close to the main building. The proposed works are to reduce height and spread by up to 2 - 2.5 metres, so as to contain the size and spread of the crown.

T3 = Cherry – Single stemmed to the 11 metre tip. The crown is very dense with a mass of entangled small branches shooting from the main scaffold limbs. There are two large limbs that emerge near the base of the tree on the North side. The requested works are to remove both limbs back to the main bole, so as to give clearance to the car parking area's Southern boundary.

T4 = Beech – Bushy wide spreading dark leaved Beech tree with a height of around 12 metres. The requested works are to remove two lowest limbs on the eastside of the crown, back to the main bole, so as to give clearance to the car parking area.

T5 = Yew – Very old veteran tree adjacent to west aspect of main building in west side car park. This tree is possible in excess of 200 years old, and has spread and regenerated across a small area from where the original tree may have been. There are several trunks some hollow and some decayed. The main strongest stems make a tall wide spread tree, that is a established feature of the area and can be seen from many views. The requested works are to remove epicormic growth up to 3 metres and sever Ivy. This will make more visible the main trunks of the tree, and emphasise the trees height and shape.

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 their appearance, amenity value or contribution to the character of the 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: 12/05/2014

Authorised by: PD Date: 12.5.14