Development Management – Delegated Officer Report **Date; 05/12/13**

Application Number **AWDM/1371/13**

Site Address: **St James the Less Church Manor Road Lancing**

Proposal: **Section 211 Notice under the Town and Country Planning Act 1990 to fell two Sycamore trees and one Holly tree in the North Lancing Conservation Area.**

Date of site visit: 28/11/13

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

Proposal, Site and Surroundings

The application refers to three trees within the Church Yard; one Holly near the North entrance and two Sycamores adjacent to the North boundary, which is a flint retaining wall.

The building is a Grade I listed building within the North Lancing Conservation Area. It is a prominent building located on the south side of Manor Road.

Consent is sought to fell all three trees, on the grounds that they are dead (Holly) and that they are a potential for damage to the wall of the church yard (two Sycamore trees)

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

Consultations: The Lancing Parish Council Planning Advisory Committee submitted the following;

"*Object as Committee could see no valid reason why the tree should be removed from the churchyard in favour of the radial spread being reduced*."

Representations: None

Relevant Planning History

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

2012: Section 211 to reduce spread of crown on north side by up to 0.5 metres up to a height of 2 metres from ground level only, two Yew (G1, and these works will also include the Yew on the Northeast corner within G2 on its north side only), reduce spread of crown on east side by up to 1 metre seven Yew (G2), fell one Holly (T1) adjacent boundary wall, remove 2-3 stems overhanging roadway on east side of Holly (T2), overall crown reduction by up to 1 metre one Holly (T3)

Planning Assessment

The trees are medium sized trees growing in the North side of the Church yard.

Holly
This is a poor specimen with de-foliated branches that has been declining for two or more years. The rate of decline has increased, therefore removal is recommended. As the tree is being removed due to poor health, a replacement tree will be required.

Sycamore T1
This is a small stand of stumps approximately 0.75 metres high, directly adjacent to the flint wall. The request is retrospective to completely remove the tree.

Sycamore T2
This is a multi stemmed tree or possibly a small group of Sycamore growing in close proximity. The tree is like T1 directly adjacent to the flint boundary wall that is also acting as a retaining wall alongside Manor Road. The position of the tree

These works in my opinion would be relatively minor in relation to the overall presence of trees within this part of the North Lancing Conservation Area, and would not significantly or adversely affect its character or amenity value.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed felling of the two Sycamore trees T1 and T2 , on the North border of St James the Less Church Yard and the felling of one Holly Tree and subsequent replanting, hereby permitted, shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: in the interest of visual amenity.

2. If within five years following replanting, the replacement tree dies or become seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replaced tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: in the interest of visual amenity.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 05/12/2013

Authorised by: PD Date: 12.12.13