Development Management – Delegated Officer Report **Date: 11/06/19**

Application Number	**AWDM/0730/19**
Address	**Miller and Carter 43 Manor Road Lancing West Sussex BN15 0EY**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell one Bay tree, group of four Sycamore trees and one Elder tree all in garden to south-east of main building as they are damaging wall, drains and fence all within the North Lancing Conservation Area.**

Date of site visit: 17/05/19

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

Proposal, Site and Surroundings

The application refers to four trees; a small Sycamore and Elder, a larger Bay, and a group of tall immature Sycamores. All of the trees are located in an unused fenced off area to southeast of the main building, adjacent to 146 First Avenue. The multi-stemmed/group of Sycamore are the most prominent, with all of the trees being a part of the street scene and making a contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to fell all four trees.

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

Consultations: Letter sent to Lancing Parish Council who responded that the application to fell these six trees be recommended for refusal as there would be a loss of ecological habitat, a loss of public visual amenity and there would be a highly detrimental effect on the North Lancing Conservation Area.

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)

2014: 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.

Planning Assessment

The trees are a small Elder and Sycamore, a larger Bay and tall early mature multi-stemmed Sycamore. The trees are prominent to the area, and can be seen from many views. The trees are:

Bay T1
The Bay T1 is multi-stemmed from ground level with a wide spread dense cluster of varied sized stems, that are close to concrete platform at the rear of the main building. Although multi-stemmed the tree has some tall stems that extend up to 11 to 12 metres. The main stems are directly adjacent to the rear platform structure, and appear to be causing some disruption. The main crown is dense and wide spread with over extended laterals.

Elder T2
This is a small tree growing directly adjacent to the panel fencing. The tree has several stems from ground level, where attempts have previously been made to remove the tree. The stems are all leaning north against the fencing. The main crown is dense and wide.

Sycamore T3
The Sycamore tree T3 is another small tree, and youngest of the four. The tree is located in the northwest corner of the fenced off area, directly adjacent to the access ramp and rear raised platform. The tree has low public visibility, and due to its location and disrupted form is unlikely to form a reasonable specimen tree.

Sycamore T4
This tree is the largest and oldest of the four. The tree is listed as a group on the application, but appears to be a multi-stemmed, with the 3 secondary stems emerging from a single source beneath ground level. The resulting slender stems are tall straight boles that persist to the top and contribute positively to the North Lancing Conservation Area. The view of the trees from Manor Road is of an early mature Sycamore that enhances the area due to the tall natural form, and of a type that would normally be protected. However the base of the tree is severely compromised as the stems which emerge from a central point, have no root buttress, making the stems less stable as the tree matures. This can be compensated for by pollarding or heavy reduction of the stems. However this would greatly reduce their amenity value.

The proposed works are to fell all four trees. This is generally accepted for the Bay, Elder and Sycamore T3 as these trees provide a minimal contribution to the area. The proposed works for the older taller Sycamore tree T4 is also to fell, siting concerns of damage to nearby structures and drains. Although there is little evidence that this tree is causing such damage, it is apparent that the tree cannot be considered for a Tree Preservation Order, due to its compromised form. Therefore it is recommended that consent be given to fell all four trees.

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However there is no justification to protect the trees due to either their location or condition.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

Yes Lancing Parish Council has requested that the trees be retained. Due to various factors this is not considered to be justified

Case Officer: JDS Date: 11/06/2019

Authorised by: PB Date: 13/6/19