Development Management – Delegated Officer Report **Date; 17/10/23**

Application Number **AWDM/1099/23**

Address **55 Ring Road Lancing West Sussex BN15 OQE**

Proposal **Application for consent under Adur Tree Preservation Order No.162/1/62/L of 1962 to re-pollard back to previous pruning points 1 Holm Oak part of Group G1.**

Date of site visit: N/a

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

Proposal, Site and Surroundings

The application refers to a medium to large sized Holm Oak tree in the rear garden of 55 Ring Road close to the buildings of 55 and 57 Ring Road. The tree is part of the area with minimal public views.

Consent is sought to re-pollard back to previous pruning points.

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

Consultations: Letter sent to Lancing Parish Council who did not respond.

Representations: None received.

Relevant Planning History

1962: Worthing Rural District Council Tree Preservation Order 162/1/62 confirmed on 06/04/1962.

2010: Application to Reduce Holm Oak at rear by 30% (subject to TPO 162/1/62/L). Approved.

2013: Application for consent under Adur Tree Preservation Order 162/1/62 (L) to reduce radial spread of crown by up to 2 metres on the Northwest aspect and up to 1 metre on all other aspects, and to reduce height by up 1 metre, on one Holm Oak Tree.

2014: Application for consent under Adur Tree Preservation Order No. 162/1/62 (L) of 1962 to fell and replace one Lawson Cypress tree of group G1.

2016: Application for consent under Adur Tree Preservation Order 162/1/62 (L) to re-pollard back to old points (reduce by up 1.5 metres) one Holm Oak Tree.

2019: Application for consent under Adur Tree Preservation Order No. 5 of 1962 to re-pollard back to previous pruning points 1 Holm Oak part of Group G1.

Planning Assessment
The Holm Oak of G1 is located in the rear garden of the property where it is only partially visible from the public highway, the best view being from Mill Road to the West. The tree has a single stem that divides into two at 1 metre, with each stem dividing into multiple stems at 3 metres. Although no site

visit was carried out, it can be assumed that the regrowth has again covered the main large limbs of the tree, which due to limited space will have impacted both 55 and 57 Ring Road, having made the main crown dense and wide spread.

The proposed works are to re-pollard to last points. The reasons for the works are to maintain the tree's size and spread and to allow a clearance from the two closest buildings, on its Northern aspect.

These works in my opinion would be major in relation to the overall size, spread and crown form of the tree, but in time will not significantly or adversely affect its amenity value, or its contribution to the character of the area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. 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

Case Officer: JDS Date: 17/10/2023

Authorised by: PB Date: 17/10/23