Development Management – Delegated Officer Report **Date; 30/05/19**

Application Number	**AWDM/0684/19**
Address	**Glebe House Upper West Lane Lancing West Sussex BN15 0EX**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to trim back by up to 2m on southern side over boundary with 2 Grantsmead T1 Conifer tree.**

Date of site visit: 10/05/19

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

Proposal, Site and Surroundings

The application refers to a large mature Leyland Cypress located adjacent to the Southern boundary wall near the northwest corner of the main building of 2 Grantsmead Lancing. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to reduce radial spread on the south side of the tree.

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

Consultations: Letter sent to Lancing Parish Council, who did not make a formal response.

Representations: One Representation received from nearby neighbour in support of the works.

Relevant Planning History

1975: The North Lancing Conservation Area designated under section 277 of the Town and Country Planning Act 1971, As Amended by the Town and Country Amenities Act 1974, by the Adur District Council on the 28th July 1975.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to Fell and replace one Willow tree in the North Lancing Conservation Area.

Planning Assessment

The tree is one of a group of large mature Cypress trees growing in the rear garden adjacent to its southern boundary. The tree is prominent to the area, and can be seen from many views.

The tree has large diameter single stem that persists to the top of the crown. Laterals emerge from 2 metres in a uniform pattern throughout the tree. The main crown is dense and wider spread to the south where the foliage is brighter in colour and extends up to the roof line of the property of 2 Grantsmead.

The proposed works are to reduce radial spread on the southern side by up to 2 metres, to allow clearance to the main building, whilst retaining foliage cover. These works are to contain the spread of the tree, and abate nuisance.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the North Lancing Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 30/05/2019

Authorised by: PB Date: 3/6/19