Development Management – Delegated Officer Report **Date; 10/03/16**

Application Number **AWDM/0276/16**

Address **2 Mill Road Lancing BN15 0PT**

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

Date of site visit: 09/03/16

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

Proposal, Site and Surroundings

The application refers to two Sycamore trees growing at the levelled top of a small embankment adjacent to the public footpath of Manor Road Lancing. The trees are within 0.5 metres of the wooden fencing of the rear garden of 2 Mill Road.

The trees are part of in the street scene and make a contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to fell both trees.

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

Consultations: Consultation letters sent to Lancing Parish Council, who at their Planning Advisory Committee on 16th March stated they had no objections to the proposed works.

Representations: None received.

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.

Planning Assessment

The trees are two small immature Sycamore trees growing at the levelled top of a small embankment adjacent to the public footpath of Manor Road Lancing. The trees are:

<u>Sycamore T1 (east)</u>
Single stemmed to 1.2 metres where it then divides into two main stems. Each stem then divides again at 2.5 to 3 metres. The main crown is dense for its size, with mostly upright stems, some with distorted growth. The lower section of the crown has the widest spreading branches.

Sycamore T1 (west)
This tree is single stemmed to 1.8 metres where the main stem had been previously reduced. The re-growth consists of three main stems and an area of decay where a fourth stem has been lost or removed. The crown is also dense and more upright and compact than T1, Due to the damage at the union between the main and secondary stems this tree is unviable to be retained,

The proposed works are to remove both trees, to allow space for lower growing shrubs or hedging. As the trees are not good specimens with T2 being compromised and T1 having poor form, it is considered that neither tree is worthy of protection, and that consent should be given to remove both trees without conditions.

These works in my opinion would be relatively minor in relation to the overall number size, and form of the trees and would not significantly or adversely affect the appearance, amenity value or character of the North 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: 10/03/2016

Authorised by: PD Date: 29.3.16