Development Management – Delegated Officer Report **Date; 25/08/16**

Application Number	**AWDM/1048/16**
Address	**Vicarage 63 Manor Road Lancing BN15 OEY**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 5.5 metres one Red Maple tree T1, and to reduce crown height and radial spread of one Yew tree T5, one Thorn T6, and two Bays T7 & T8 in the North Lancing Conservation Area.**

Date of site visit: 03/08/16

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

Proposal, Site and Surroundings

The application refers to one medium sized early mature tree, and four small young trees in the rear garden of the former Vicarage of St James the less Church.

The Maple tree is a part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the area. The four immature trees are separate from the established groups and are growing along the southern border of the property.

Consent is sought to crown lift the Maple tree, and to reduce height and spread of the other trees.

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

Consultations: Consultation letter sent to the Lancing Parish Council, who stated that they have "No objections"

Representations: One representation received from a neighbour to the south of the property. The letter is 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

Planning Assessment

The trees are visible mainly from Grantsmead to the south, with the trees being adjacent to numbers 1 and 2. The trees are a part of an established number of trees, which are prominent in the street scene and make a significant contribution to the character and visual amenities of the area.

The trees are;

Maple T1
The tree Maple is the most significant of the 5 trees, it is single stemmed to 3 metres, where it then divides into 3 to 4 large diameter stems. Each main scaffold limb supports multiple secondary branches, forming a dense wide spreading crown. The south side of the crown is close to the adjoining garage of 2 Grantsmead.

The proposed works are to crown lift up to 5.5 metres. This is to allow access beneath the crown and to abate possible nuisance by giving a clearance to the adjacent building.

Yew T5
The Yew tree is at the western end of the line of smaller individual trees that run along the southern boundary of the rear garden. The Yew is single stemmed to 4 metres, with foliage from ground level. The main crown is slightly wider to the south.

Hawthorn T6
The Hawthorn is adjacent to the northeast corner of the garage of 1 Grantsmead. It is a small young tree that has been "forced" by surrounding foliage and buildings. The tree is single stemmed to 1.8 metres, where it then has two slender upright parallel stems to the top of the narrow crown.

Bay T7
This is a small tree or bush that is multi-stemmed from ground level, with minimal foliage up to 2 metres, where the combined crown becomes dense and wide spread for its size. The main ground level stems are close to the boundary fencing.

Bay T8
The Bay T5 is adjacent to the south east corner of the rear garden. It is a small young tree that has multiple stems from ground level, with foliage beginning at 1 metre. The stems form a slightly wider lower crown than T7 although the overall height is the same..

The proposed works to all trees T5 to T8, are to reduce crown height and spread by up to 0.5 to 1 metre. The works are minimal and are to contain and re-shape the trees.

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 their appearance, amenity value or their 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: 25/08/2016

Authorised by: Jo Morin Date: 26.08.2016