Development Management – Delegated Officer Report **Date; 21/11/17**

Application Number	**AWDM/1532/17**
Address	**16 Manor Road Lancing BN15 0EY**
Proposal	**Application for consent under Adur Tree Preservation Order No. 162/2/1973/L to reduce entire tree by 2-3 metres and lift over road and garden one Beech tree T1.**

Date of site visit: 27/10/17

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

Proposal, Site and Surroundings

The application refers to a large mature Beech tree growing in the southwest corner of the rear garden adjacent to the raised boundary with the pavement of Manor Road. The tree is an established prominent part of the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and spread, and to crown lift over the garden pavement and carriageway.

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

Consultations: Consultation letter sent to Lancing Parish Council, no response received.

Representations: None received.

Relevant Planning History

1973: Worthing Tree Preservation order Number 162/2/1973/L of 1973 confirmed on 13/02/73.

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.

1982: Lopping Of Beech Tree (Protected Under Tree Preservation Order: Lancing 2/1973)

2011: Application for Consent under Tree Preservation Order No. 162/2/1973/L to reduce limbs by approximately 2 metres away from property and clear limbs away from telephone lines at 18 Manor Road to one Beech tree T1.

Planning Assessment
The tree is a tall large mature growing in the rear garden, it is prominent to the area, and can be seen from many views.

The tree has a stout single stem to 2.5 metres, where it then divides into 4 large diameter upright stems that each persist parallel to 8 metres. At 8 metres the first of the stems begins to divide, the other stems dividing at between 10 to 16 metres. The main scaffold limbs are mostly upright with most of the trees spread being the smaller secondary limbs.

The main crown is dense with some wider spread slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 3 metres, and to crown lift 3 to 5.5 metres: the highest lift being across the carriage way of Manor Road.

These works are to contain the size and spread of the tree to allow access beneath its crown and maintain its tall columnar shape.

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 Lancing Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. 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: 21/11/2017

Authorised by: PB Date: 21/11/2017