Development Management - Delegated Officer Report

Application Number: AWDM/224/12 **Recommendation: Approve**

Site: St James the Less Church, Manor Road, Lancing

Proposal: Section 211 Notice under the Town and Country Planning Act 1990 to reduce spread of crown on north side by up to 0.5 metres up to a height of 2 metres from ground level only, two Yew (G1, and these works will also include the Yew on the northeast corner within G2 on its north side only); reduce spread of crown on east side by up to 1 metre seven Yew (G2); fell one Holly (T1) adjacent boundary wall; remove 2-3 stems overhanging roadway on east side of Holly (T2); overall crown reduction by up to 1 metre one Holly (T3). (6 weeks notice for works to trees in a Conservation Area)

Date of site visit: 27 March 2012

Neighbours checked: N/A

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application is for notification under Section 211 of the Town and Country Planning Act 1990 for the works as described above.

The trees are within the church yard of St James the Less Church located on the south side of Manor Road. The trees and shrubs within the churchyard contribute to the character and setting of the church and streetscene.

The trees are within the North Lancing Conservation Area.

Relevant site history
None relevant

Consultations

Adur & Worthing Councils: A joint site visit was carried out with the Council's Parks Officer who made the following comments advising of appropriate works to the trees:

Request to severely reduce eastside of a row of Yew trees in Church yard. Reduce one side by up to 1 metre. By cutting main branches back to approximately 30cm behind the flint wall, it is envisaged that there will be sufficient space for the trees to re-grow and create a thick hedge like appearance that can be regularly cut back along the access roadway. Also removal of 1 holly and reduction of two others.

G1 = Trees in generally good health with no obvious signs of damage or decay. These are the 3 Yews along Manor Road on the North boundary of the Church Yard.
G2 = The trees have spread across the roadway that accesses the Vicarage building to the South of the Church Yard.
T1 = Medium sized Holly that is directly adjacent to the flint wall

T2 = Large mature tree with multiple stems 2-3 of which overhang the roadway.
T3 = Smaller tree near Church entrance. This tree is showing some signs of stress with many yellowing leaves. Request to carry out overall reduction of up to 1 metre.

<u>WORK / REQUIREMENTS:</u>
G1 = Reduce spread of crown by up to 0.5 metres on North side (adjacent to wall/pavement). This is to be to a height of 2 metres only. These works will include the Yew on the NE corner, but only to its North side.
G2 = Reduce Eastside of crown by up to 1 metre, but no loss in height.
T1 = Fell – due to close proximity to flint wall.
T2 = Remove 2 -3 stems that overhang roadway
T3 = Overall reduction by up to 1 metre.

Recommend above works be permitted.

Lancing Parish Council: No objection is raised.

Representations

None

Relevant Planning Policies
British Standard BS 3998 (2010) "Recommendations for Tree Works."
'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)

Planning Assessment
The Council's Parks Officer has provided advice to the applicant and is supportive of the proposed works to the Holly trees and Yew trees. The applicant has agreed to plant a replacement tree (such as a Cherry) for T1 within the churchyard and the works proposed would not have an adverse effect on the natural form and appearance of the other Holly and Yew trees and are supported. These works are considered to protect the amenity and health of the trees, and therefore it is not considered that the trees would warrant a TPO for their own protection or for public amenity grounds.

The applicant has also requested to remove several Bay growing close to the Holly tree (T3) The Parks Officer has commented that these plants are too small to be included in the Conservation area protection (under 75mm) and even if they were large enough their proximity to the Church building and its ground guttering would prevent them from being retained.

Recommendation

Do not make TPO.

The following works are hereby approved:

Reduce spread of crown on north side by up to 0.5 metres up to a height of 2 metres from ground level only, two Yew (G1, and these works will also include the Yew on the northeast corner within G2 on its north side only); reduce spread of crown on east side by up to 1 metre seven Yew (G2); fell one Holly (T1) adjacent boundary

wall; remove 2-3 stems overhanging roadway on east side of Holly (T2); overall crown reduction by up to 1 metre one Holly (T3).

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 14 June 2012

Authorised by: Peter Barnett Date: 14 June 2012