Development Management – Delegated Officer Report **Date; 20/04/23**

Application Number	**AWDM/0272/23**
Address	**7 Mill Lane Lancing West Sussex BN15 0PT**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by 3 to 4 metres, and reduce radial spread by up to 2 to 3 metres, one Horse Chestnut tree T1 in the North Lancing Conservation Area.**

Date of site visit: 22/03/23

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 Horse Chestnut tree located near the centre of the Southern boundary of the front garden. 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 crown height and radial spread.

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

Consultations: Letters sent to CAAC - Worthing Conservation Area Advisory Committee, who did not respond.

Representations: None received.

Relevant Planning History

1975: The North Lancing Conservation Area was 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.

2009: 30% crown reduction and thinning, lifting crown to 4m above ground level of horse chestnut (6 weeks prior notification of works to tree in Conservation Area)

Planning Assessment

The Horse Chestnut is a large mature growing in the raised front garden of 7 Mill Lane, where it is prominent to the area, and can be seen from many views.

The tree has two large diameter stems from ground level that each divide at 1.8 metres. The east stem becomes twin, with the west stem dividing into four. All of the stems begin to divide again from 4 metres, with the secondary stems having been repeatedly reduced at 8 to 9 metres. The main crown is dense and wide spread with some lower hanging laterals.

The proposed works are to reduce crown height by 3 to 4 metres, and reduce radial spread by up to 2 to 3 metres. The works are to contain the size and spread of the tree, and continue with the previous management regime.

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: 27/04/2023

Authorised by: PB Date: 27/4/23