Development Management – Delegated Officer Report **Date; 06/11/18**

Application Number	**AWDM/1183/18**
Address	**18 Church Close Lancing West Sussex BN15 OEZ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell Cypress tree (T2).**

Date of site visit: 28/09/18

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

Proposal, Site and Surroundings

The application refers to a small immature Conifer, believed to be a species of Juniper, located near the eastern end of the southern boundary, close to retaining wall adjacent to the footpath of Manor Road. The tree is a 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 fell the tree.

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

Consultations: Letter sent to Lancing Parish Council, who responded with comments neither objecting to nor supporting the Application.

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.

2001: Adur Tree Preservation order Number 13.53/10/01(L) of 2001 confirmed on 22/10/2001.

2018: Application for consent under Adur Tree Preservation Order No. 13.53/10/01(L) of 2001 to crown lift up to 5 to 5.5 metres, and remove deadwood of one Cypress tree T1.

2018: Application for consent under Adur Tree Preservation Order No. 13.53/10/01 (L) to crown lift by up to 5.5 metres and reduce crown height and radial spread by up to 2 metres on one Cypress tree (T1).

Planning Assessment

The tree is a small immature growing in the front garden adjacent to the footpath of Manor Road. The tree is prominent to the area, and can be seen from many views.

The tree has a slender leaning single stem to 4 metres where it then arches southwards up to the top of the crown. The tree is growing on raised ground with a medium sized retaining wall adjacent to the public pavement. The main crown is high dense and narrow with the weight of the crown being south of the main stem.

The proposed works are to remove the tree due to its unbalanced shape and it being mostly overshadowed by the much larger adjacent Monterey Cypress tree.

These works in my opinion would be relatively minor in relation to the overall number of trees and would not significantly or adversely affect the character appearance, or amenity value, 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: 06/11/2018

Authorised by: PB Date: 7/11/18