Development Management – Delegated Officer Report **Date; 27/09/21**

Application Number	**AWDM/1635/21**
Address	**Miller and Carter 43 Manor Road Lancing West Sussex BN15 0EY**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 5 metres one Cherry tree T2, reduce three selected limbs branches to suitable growth points and spread on east face to suitable growth points close to curb edging Copper Beech tree T3, reduce radial spread to south and east by up to 2 to 3 metres, and prune to clear cables by up to 1 metre Yew tree T5, and to fell and replace one Sycamore tree T4 in the North Lancing Conservation Area.**

Date of site visit: 07/09/21

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

Proposal, Site and Surroundings

The application refers to four trees in the west side car parking area, ranging from one early mature near the northwest corner to the possibly veteran tree, to the east close to the main building. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to crown lift one Cherry tree T2, reduce three selected limbs and crown spread on east Copper Beech tree T3, reduce radial spread to south and east, and prune to clear cables Yew tree T5, and to fell and replace one Sycamore tree T4

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

Consultations: None.

Representations: None received.

Relevant Planning History

1992: The property is within the North Lancing Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

2007: Light crown-lifting, reduction of decayed branches, and removal of lower stubs and deadwood of evergreen oak tree (subject to TPO 162/1/69/L) (Retrospective)

2010: Remove epicormic growth from base of Holm Oak tree (subject to TPO 162/1/69/L) (Sussex Potter)

2011: Works to Yew, Cherry and Acer tree (6 weeks prior notice of works to trees in Conservation Area)

2011: Fell Sycamore sapling (T1), 2 x Holm Oak (T2 and T4), and Elder T3 on south side of car park, application for works to trees in a Conservation Area (6 weeks notice).

2012: Crown reduction by 1m T1 Laurel and T2 Beech to clear phone lines; reduce lateral branches affecting CCTV on north side of T3 Sycamore by 2m; fell to ground level G1 4 x Sycamore; and crown reduction of T4 Yew by 1.5m on west side and remainder to balance; crown lift to 3m and reduce height by 1m (6 weeks notice of works to trees in a Conservation Area)

2014: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 2 metres, reduce crown height by up to 2 metres, and remove dead dying branches on one Cherry tree T1, reduce radial spread by up to 2.5 metres, reduce crown height by up to 2.5 metres, and remove dead dying branches on one Sycamore tree T2, remove two stems overhanging car parking area of one Cherry tree T3, remove two limbs overhanging car parking area and crown lift up to 3 metres one Beech tree T4, and to crown lift up to 3 metres removing epicormic growth on two Yew trees T5, in the North Lancing Conservation Area.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Bay tree, group of four Sycamore trees and one Elder tree all in garden to south-east of main building as they are damaging wall, drains and fence all within the North Lancing Conservation Area.

2021: Application for consent under Adur Tree Preservation Order No. 162/1/69(L) of 1969 to reduce radial spread by up to 2 to 3 metres, crown thin by up to 10 to 15% and remove epicormics growth one Holm Oak T1.

Planning Assessment

The trees are one small immature, two medium sized matures, and one large very mature growing in the west side car parking area opposite the junction of Manor Road and Mill Road. The trees are mostly prominent to the area, and can be seen from many views. The trees are:

<u>Cherry T2</u>
This tree is located on the Southern boundary of west side car park, the tree has a single stem to within 1 metre of its tip. The crown is very dense with a mass of entangled small branches shooting from the main scaffold limbs. There are two large limbs that emerge near the base of the tree on the North side. The requested works are to crown lift up to 5 metres one to allow clearance to the car parking area's Southern boundary.

<u>Beech T3</u>
The Beech T3 is a large bushy wide spreading dark leaved tree growing in a border on the western boundary of the property, between the boundary wall and the west side car parking area. The tree has a single stem that persists to 9 metres, where it then begins to divide. The first laterals are a large and wide spread mostly to the east. The requested works are to reduce three selected limbs to suitable growth points and reduce spread on east face to suitable growth points close to curb edging, so as to give clearance to the car parking area.

<u>Yew T5</u>
This is a very old veteran tree adjacent to west aspect of main building in west side car park. This tree is possible in excess of 200 years old, and has spread and regenerated across a small area from where the original tree may have been. There are several trunks some hollow and some decayed. The main stems are large in diameter compound stems that begin to separate from 2 to 3 metres. Overall tree is a tall, dense and wide spread, and is a prominent, established feature of the area that can be seen from many views.

The proposed works are to reduce radial spread to south and east by up to 2 to 3 metres, and prune to clear cables by up to 1 metre. The works are to contain the spread of the tree, abate nuisance and allow access.

Sycamore T4
Located on near the northwest corner of the grounds opposite the junction of Manor Road and Mill Road, this is the smallest and youngest of the four trees. The tree has three slender east leaning stems that emerge close to the kerb of the slightly raised border. The tree has foliage from ground level and no distinct shape or form. The proposed works are to fell and replace the tree with an alternative species planted further west, deeper into the border, where it is less likely to be damaged by vehicles using the car parking area.

The works to trees T2 T3 and T5, in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the North Lancing Conservation Area.

The works to the Sycamore tree T4 will be larger in relation to the overall number of trees and an amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 27/09/2021

Authorised by: PB Date: 27/9/21