Development Management – Delegated Officer Report **Date; 23/03/21**

Application Number	**AWDM/0103/21**
Address	**Southover 18 Manor Road Lancing West Sussex BN15 0EY**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Apple tree, reduce height and spread by up to 3 metres one Bay tree, reduce height and radial spread by up to 0.5 to 1 metre one Hawthorn and one Yew (new growth) in the North Lancing Conservation Area.**

Date of site visit: 22/03/21

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

Proposal, Site and Surroundings

The application refers to three small early mature trees located in the rear garden. The trees are not visible from the public road and make a limited contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to fell and replace one Apple tree, reduce height and radial spread of one Bay tree one Hawthorn and one Yew tree (new growth).

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

Consultations: Letter sent to Lancing Parish Council who made comments neither objecting to nor supporting the Planning Application.

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.

Planning Assessment

The trees are small early matures growing in the rear garden, the apple is closest to the house with the other trees near the northwest corner, adjacent to the shared access road from Church Close. The trees are not prominent to the area, and can be seen from limited views. The trees are:

<u>Hawthorn T1</u>
This tree is the oldest and furthest north of the four, it has a single stem to 2.5 metres, where the small crown breaks supported on 2 to 3 main scaffold limbs. The main crown is moderately dense and wide spread.

The proposed works are to reduce crown height and radial spread by up to 0.5 to 1 metre. These works are to contain the size and spread of the tree.

Yew T2
The Yew tree has foliage from ground level with a single stem to 3 metres, where several secondary stems emerge, that along with the central stem each persist to within 1 metre of the top. The main crown is dense and wide spread.

The proposed works are to trim new growth only, reducing height and spread by up to o.5 metres, to maintain the shape and size of the tree.

Bay T3
This is the largest of the four trees, but less than 7 metres tall. The tree has several stems, with one larger main eastern stem, all of which are clear to 1.8 metres and have been reduced at 2 metres. The resulting regrowth has formed a dense wide spread crown.

The proposed works are to reduce height and radial spread by up to 3 metres. These rather heavy works are to contain the size and spread of the tree and re-shape its crown

Apple T4
The Apple tree is a very small early mature that has developed very poorly despite its age. The tree is less than 2 metres tall and has some infestation of fruit pest that have further distorted its growth.

The proposed works are to fell and replace the tree.

The works to the Hawthorn Yew and Bay trees, in my opinion would be relatively minor in relation to their overall size, spread and crown form 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 fell the Apple tree T4, in my opinion will be slightly larger in relation to the overall number of trees, but there will not be a significant amount of change that will take place, as a replacement tree will be provided.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 23/03/2021

Authorised by: PB Date: 24/3/21