Development Management – Delegated Officer Report **Date; 24/06/2024**

Application Number	**AWDM/0249/24**
Address	**18 Church Close Lancing West Sussex BN15 0EZ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.13.53/10/01(L) of 2001 to reduce crown height by up to 2.5 metres and reduce radial spread by up to 1 to 2 metres ensuring to leave sufficient foliage on branches, one Leyland Cypress tree T1.**

Date of site visit: 07/03/24

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

Proposal, Site and Surroundings

The application refers to a large mature Macrocarpa located near the southeast corner of the front garden, close to a retaining wall adjacent to the footpath of Manor Road. 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: Letter to ACAAG - Adur Conservation Area Advice Group, who did not respond.

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: Section 211 Notice under the Town and Country Planning Act 1990 to fell Cypress tree (T2)

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 Leyland Cypress T1 is a large mature tree growing on raised ground in the front garden, close to a medium sized retaining wall that forms the boundary to the public pavement of Manor Road, where it is prominent to the area, and can be seen from many views.

The tree has a large diameter single stem to 1.8 metres where it becomes twin stemmed. The north side stem divides at 2 metres, the southern stem extending to 3 metres before dividing with the first significant laterals emerging from 5 to 6 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 3 metres. The works are to contain the size and spread of the tree and allow more light and air to pass around the crown. The works appear to have been slightly over estimated and have been changed in agreement with the applicant.

These amended 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 North Lancing Conservation Area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 24/06/2024

Authorised by: PB Date: 24 June 2024