Development Management – Delegated Officer Report **Date; 16/02/24**

Application Number	**AWDM/1746/23**
Address	**15 Mill Road Lancing West Sussex BN15 0PT**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2.5 metres, reduce radial spread by up to 1 metre, and crown lift up to 4 metres, one Ash tree in the North Lancing Conservation Area.**

Date of site visit: 11/01/24

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

Proposal, Site and Surroundings

The application refers to a medium sized early mature Ash located near the Northwest corner of the rear garden. 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 reduce crown height and radial spread, and crown lift up one Ash tree.

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

Consultations: Letter sent 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.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Lombardy Poplar tree and to reduce radial spread by up to 2 metres on one Ash tree in the North Lancing Conservation Area.

Planning Assessment

The tree is a medium to large sized early mature Ash growing in the rear garden of 15 Mill Road, adjacent to the grounds of North Lancing Primary School, and close to the small garage compound to the rear of 17 Mill Road. The tree is visible from the School grounds and the public highway.

The tree is single stemmed to 3 metres, where two codominant stems emerge, which are both equal to the central stem in size and height. All three main scaffold stems persist to within 2 to 3 metres of the top. The main crown is dense and wide spread with some low hanging secondary branches, particularly to the perimeter of the crown.

The proposed works are to reduce crown height by up to 2.5 metres, reduce radial spread by up to 1 metre, and crown lift up to 4 metres. The works are to contain the size and spread of the tree crown, and allow access beneath the crown.

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: 16/02/2024

Authorised by: PB Date: 19/2/24