Development Management – Delegated Officer Report **Date; 29/10/18**

Application Number	**AWDM/1596/18**
Address	**18 Church Close Lancing West Sussex BN15 OEZ**
Proposal	**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).**

Date of site visit: 26/10/18

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

Proposal, Site and Surroundings

The application refers to a large mature Macrocarpa located near the southeast corner of the front garden, close to 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 crown lift and reduce height and radial spread.

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 replied with “no Objection”.

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.

Planning Assessment

The tree is a large mature 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 large diameter single stem to 1.8 metres where it becomes twin stemmed. The north side stem divides at 2 metres with the southern stem extending to 3 metres before dividing. The tree is growing on raised ground with a medium sized retaining wall adjacent to the public pavement. The northern side of the tree has a higher crown than the south side, which is also wider spread. The

main crown is dense and wide spread with some slightly wider more heavily laden laterals on the southern/ roadside.

The proposed works are to crown lift by up to 5.5 metres and reduce crown height and radial spread by up to 2 metres. These works are to allow clearance beneath the crown and to contain the size and spread of the tree.

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 area.

Recommendation

Grant Consent, subject to the following Conditions:

1. 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: 22/11/2018

Authorised by: PB Date: 22/11/18