Development Management - Delegated Officer Report

Application Number: **Recommendation – Permit**
AWDM/0727/11

Site: **16 Manor Road, Lancing, West Sussex BN156 0EY**

Proposal: **Application for consent under Tree preservation Order No. 162/2/1973(L) to reduce limbs by approximately 2m away from property and clear limbs away from telephone lines at 18 Manor Road to one Beech Tree T1.**

Date of site visit: 07.10.11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal
The tree is growing in a very prominent location, on the SW side of No.16, on ground level approximately 1.5m above the street. The Beech tree is subject of a Preservation Order and is approximately 20m in height and 100 years old.

Consultations and Representations

Adur District Council: The Assistant Parks Manager states that the tree is generally in good health with no obvious signs of damage or decay. The tree is multi-stemmed around 2m above ground level, with the crown beginning to have spread at a height of 10m. These branches are extending over the nearby buildings and phone lines. It is recommended that the reduction in crown spread of 2m be permitted.

Lancing Parish Council: No objections.

Third Parties: No third party objections.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB23.
Design Bulletin No.1 ‘Trees and Landscaping’ (ADC 1996)
‘Tree Preservation Orders: A Guide to the Law and Good Practice’ (DETR 2000)

Planning Assessment

Policies
Policy AB23 of the Local Plan state that the Council will make tree Preservation Orders to safeguard existing trees where their loss would have an adverse effect on the existing and future environment and its enjoyment by the public, and all trees will be considered potentially for such Orders unless they are of poor health or appearance, but priority will be given to trees which

appear to be under threat and which make a significant contribution to the visual quality and character of a locality.

TPO tree
The proposed works will have no long term adverse effects on the tree, and it will remain as a large specimen in full view of public areas of the street. Whilst the reduction will impact this contribution temporarily, it is considered that the value of the tree will be enhanced in the long term by making the crown a more symmetrical shape.

Affect on the Conservation Area
The tree has clearly been identified as having a significant impact in its own right and as part of the surrounding conservation area. Whilst the proposed works would result in an overall reduction in the size of the crown it is felt that it would still contribute in a positive manner to the surrounding conservation area.

Recommendation

APPROVE for the reason that:

1PPi

Subject to:

1. C1Ciii
2. C11Mi
3. The following works are hereby approved:
   a. Crown reduction by up to 2m on sides of Beech (T1) (4 metres in total)

   Reason: *In the interests of amenity and to comply with policy AB23 of the Adur District Local Plan.*

Is recommendation contrary to letter(s) of representation? No

Case Officer: Carlos Hone Date: 03.11.11.

Authorised by: Jo Morin Date: 04.11.11