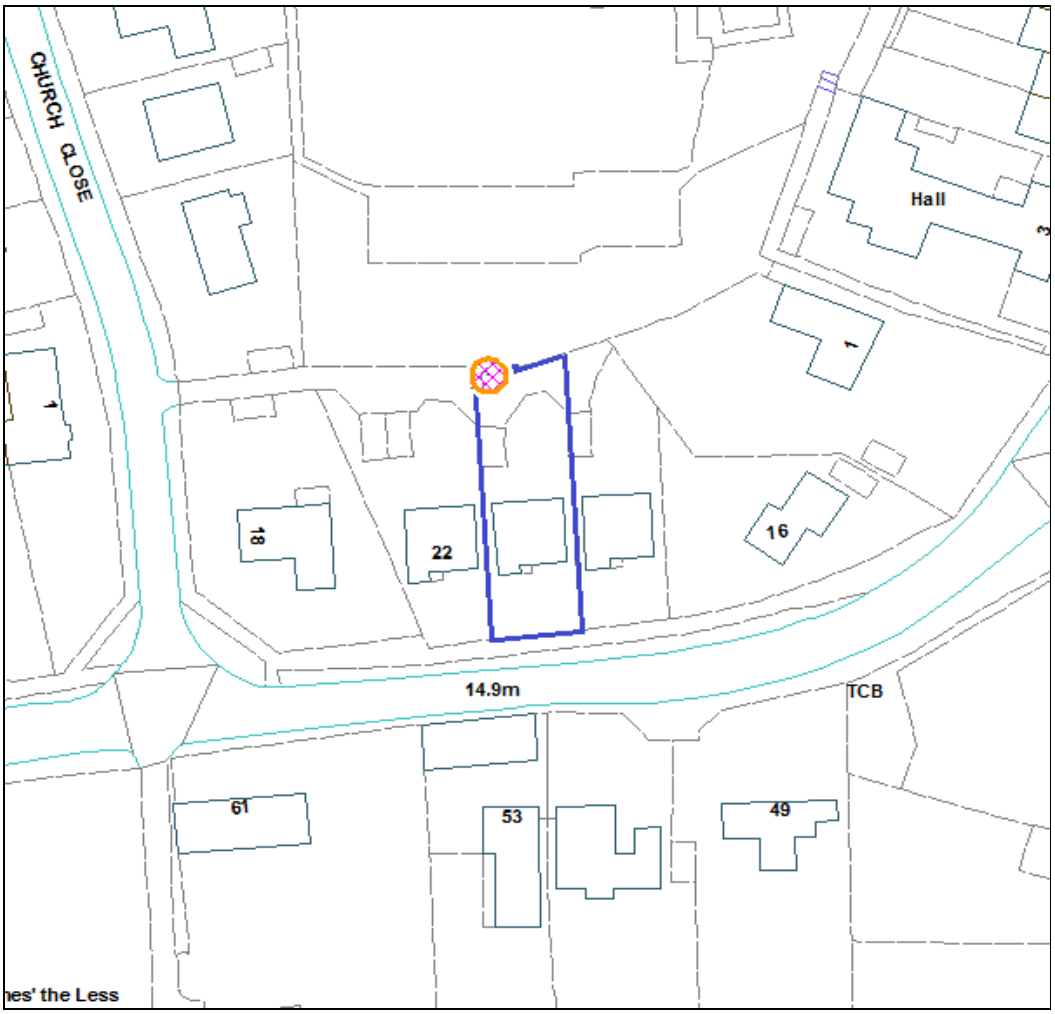
Application Number: AWDM/0234/18 **Recommendation – APPROVE**

Site: **20 Manor Road, Lancing**

Proposal: **Application for consent under Adur Tree Preservation Order 162/3/73 (L) of 1973 to reduce height and spread by up to 2 to 3 metres one Chestnut tree T2.**

Applicant: **Cllr Brian Boggis** **Ward:** **Manor**

Case Officer: **Jeremy Sergeant**



Not to Scale

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Proposal, Site and Surroundings

This application refers to a large mature Horse Chestnut tree on the northern boundary of the rear access way to 18 to 22 Manor Road, Lancing, adjacent to the grounds of North Lancing Primary School. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to reduce height and spread of the tree.

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

Relevant Planning History

1973: Adur Tree Preservation Order 162/3/73(L) of 1973.

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.

Consultations
None

Representations
None

Relevant Planning Policies and Guidance

Adur Local Plan 2017: Policy 15

Applications in connection with carrying out works on trees that are protected by TPOs
The Committee should consider the Town and Country Planning (Tree Preservation) (England) Regulations 2012 that provides the application may be granted either unconditionally or subject to relevant conditions, or refused.

Planning Assessment

The tree is a large mature tree growing in the rear access way from Church Close. The tree is prominent to the area, and can be seen from many views.

The tree has a large diameter single stem with a slight lean that extends to 3 metres. At 3 metres it becomes twin stemmed, and a large lateral emerges on the southeast side. The two upright stems persist to 8-9 metres, where they both then divide into several stems. The main crown is dense, wide spread, and slightly top heavy.

The proposed works are to reduce height and spread by up to 2 to 3 metres. The works are to contain the size and spread of the tree.

These works are considered to 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.

26th March 2018