**Development Management – Delegated Officer Report** **Date; 03/11/22**

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| **Application Number** | **AWDM/1482/22** |
| **Address** | **1 Mill Road Lancing West Sussex BN15 0PT** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to initiate pollard at 3 metres one Hawthorn tree in the North Lancing Conservation Area.** |

**Date of site visit:** 13/09/22

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

**Proposal, Site and Surroundings**

The application refers to a small mature Hawthorn tree located north of the entrance driveway close to the junction of Mill Road and Manor Road Lancing. 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 initiate a pollard at 3 metres.

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

**Consultations:** None.

**Representations:** None received.

**Relevant Planning History**

1984: 1 Mill Road (the Old Cottage) added as a Grade II listed building 27/07/1984.

1992: The property is within the North Lancing Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

**Planning Assessment**

The tree is a small mature Hawthorn tree growing in a small border in the front garden adjacent to the junction of Mill Road and Manor Road. The tree is prominent to the area, and can be seen from many views.

The Hawthorn tree has four slender main stems from ground level. Each of the stems begin to divide from 2 metres, with the secondary st6ems remaining mostly upright. The first laterals and main foliage emerge from 2 metres. The main crown is dense and compact.

The proposed works are to initiate a pollard at 3 metres, to reduce weight and stress on the lower stems due to severe decay at the base and at 0.5 metres on the inner sides of each of the main stems.

These works in my opinion would be large in relation to the overall size, spread and crown form of the tree, but the tree will be retained and in time it will recover and continue to contribute to the character appearance, and amenity 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: 03/11/2022

Authorised by: PB Date: 3/11/22