Development Management – Delegated Officer Report **Date; 31/10/19**

Application Number	**AWDM/1520/19**
Address	**21 Grinstead Lane Lancing West Sussex BN12 4RY**
Proposal	**Application for consent under Adur Tree Preservation Order No.162/5/83(L) of 1983 to fell and replace one Silver Birch tree T1.**

Date of site visit: 11/10/19

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

Proposal, Site and Surroundings

The application refers to a medium sized mature located near the Northwest corner of the front garden, adjacent to the pavement of Grinstead Lane. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to fell and replace the tree.

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

Consultations: Letter sent to Lancing Parish Council who replied “No comment”

Representations: None received.

Relevant Planning History

1983: Adur Tree Preservation order Number 162/5/83(L) of 1983 made.

2008: Reduce height (by approx 1.5m) of silver birch (subject to TPO 162/5/83/L)

Planning Assessment

The tree is a medium sized mature growing in the front garden that is prominent to the area, and can be seen from many views.

The tree has a large diameter single stem to 4 metres where it previously divided* with a cluster of smaller stems and laterals on the eastern side from 2.75 metres. The main crown is sparse particularly on the two remaining limbs on the west side, with slightly more foliage being present on the single eastern stem.

*= Recent exempt works have been carried out to remove deadwood and reduce back to sound wood several stems and major limbs. This has resulted in a mostly stump ended crown, leaving live but poor health branches.

The proposed works are to fell and replace the tree, following removal of deadwood. The works are proposed as the tree has minimal structure remaining and is unlikely to recover.

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will be compensated by the provision of a replacement tree.

Recommendation

Grant Consent, subject to the following Conditions:

1 Proposed felling of the Silver Birch tree T1 and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

Reason: *In the interest of visual amenity.*

2 If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 4/11/2019

Authorised by: PB Date: 4 November 2019