Development Management – Delegated Officer Report **Date; 16/03/20**

Application Number	**AWDM/1744/19**
Address	**Glebe House Upper West Lane Lancing West Sussex BN15 OEX**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Nispero tree in the North Lancing Conservation Area.**

Date of site visit: 06/03/20

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

Proposal, Site and Surroundings

The application refers to a small early mature Nispero tree located near the Northeast corner of boundary wall between Glebe House and the St James the Less Church Yard. The tree makes a contribution to the character and visual amenities of the North Lancing Conservation 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 stated that they have no objections.

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.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to Fell and replace one Willow tree in the North Lancing Conservation Area.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to trim back by up to 2m on southern side over boundary with 2 Grantsmead T1 Conifer tree.

Planning Assessment

The Nispero is a small mature growing in the rear garden adjacent to the tall flint wall of St James the Less Church. The tree is part of the area, and can be partially seen from the church yard.

The tree has a single stem to 2 metres where the crown breaks. The stems divide again several times to the slightly squat main crown, with a decaying central stem. Nispero (Eriobotrya japonica) is a large evergreen shrub or tree, grown for its yellow fruit, and cultivated as an ornamental plant. This tree has no leaf cover in the main crown and only a small cluster of leaves on a western lower limb. It is therefore reasonable to assume that the tree is dead.

The proposed works are to fell and replace the tree.

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

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 16/03/2020

Authorised by: PB Date: 16/3/20