Development Management – Delegated Officer Report **Date; 14/12/21**

Application Number	**AWDM/1509/21**
Address	**16 Manor Road Lancing West Sussex BN15 0EY**
Proposal	**Application for consent under Adur Tree Preservation Order No.162/2/1973/L of 1973 to reduce crown height and radial spread by 2-3 metres and crown thin by up to 5% one Beech tree T1.**

Date of site visit: 10/11/21

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

Proposal, Site and Surroundings

The application refers to a large mature Beech tree growing in the southwest corner of the rear garden adjacent to the raised boundary with the pavement of Manor Road. The tree is an established prominent part of the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread and crown thin.

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

Consultations: Letter sent to Lancing Parish Council who made comments neither objecting to nor supporting the application

Representations: None received.

Relevant Planning History

1973: Worthing Tree Preservation order Number 162/2/1973/L of 1973 confirmed on 13/02/73.

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.

1982: Lopping Of Beech Tree (Protected Under Tree Preservation Order: Lancing 2/1973)

2011: Application for Consent under Tree Preservation Order No. 162/2/1973/L to reduce limbs by approximately 2 metres away from property and clear limbs away from telephone lines at 18 Manor Road to one Beech tree T1.

2017: Application for consent under Adur Tree Preservation Order No. 162/2/1973/L to reduce entire tree by 2-3 metres and lift over road and garden one Beech tree T1.

Planning Assessment

The tree is a tall, large mature tree growing in the open plan rear garden, it is prominent to the area, and can be seen from many views.

The tree has a stout single stem to 2.5 metres, where it then divides into 4 large diameter upright stems that each persist parallel to 8 metres. At 8 metres the first of the stems begins to divide, the other stems dividing at between 10 to 16 metres. The main scaffold limbs are mostly upright with most of the trees spread being the smaller secondary limbs that were reduced in 2017. The main crown is dense with re-growth of between 1 and 1.5 metres.

The proposed works are to reduce crown height and radial spread by 2-3 metres and crown thin by up to 5%. The works are to further contain the size and spread of the tree and allow more light and air to pass through the crown.

The works in my opinion would be excessive and damaging to the overall appearance and amenity of the tree.

Therefore it is recommended that the proposal is refused.

REFUSE for the reason(s):-

1. The Beech tree T1 is a prominent and established feature, which contributes positively to the local character and landscape of the North Lancing Conservation Area. The overall size and height of the tree are its main features, and what makes it prominent to the area. There is no arboricultural or other acceptable reason provided which would justify these works which would further reduce the size of the tree. Having regard to the maturity and stature of the tree and its prominence within the street scene, the proposed works would be detrimental.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 14/12/2021

Authorised by: PB Date: 14/12/21