Development Management – Delegated Officer Report **Date; 05/12/13**

Application Number **AWDM/1370/13**

Site Address: **St James the Less Parish Hall Manor Road Lancing**

Proposal: **Section 211 Notice under the Town and Country Planning Act 1990 for works to two Sycamore trees within the North Lancing Conservation Area.**

Date of site visit: 28/11/13

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

Proposal, Site and Surroundings

The application refers to two Sycamore trees growing to the West of the Parish Hall, on a small strip of land adjacent to the entrance of North Lancing Primary School. T1 is a very large tree that is multi stemmed from ground level. T2 is a smaller single stemmed tree in the Northwest corner of the site.

Both trees are visible from the entrance to the nearby school and from the public highway.

Consent is sought to remove the northernmost stem, at ground level from Sycamore T1, and to remove a semi co-dominant stem, which emerges at around 2-3 metres on the Southside of the Sycamore T2.

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

Consultations: None

Representations: None received.

Relevant Planning History

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

Planning Assessment

The trees are one large (T1) and one medium (T2) sized trees growing in a narrow strip of land to the West of the Parish Hall.

Sycamore T1
This is a large multi stemmed tree with a height of around 14 metres. The numerous stems emerge from ground level creating a wide dome shaped crown that is visible from many views in the area. The tree is generally in reasonable condition, as it does have some stump ends due to poor pruning works, around 5% deadwood and is colonised with Ivy. The works to this tree are to remove an entire

stem/trunk on the north side of the tree. This will help reduce the density of the tree and abate future nuisance to the building.

Sycamore T2
T2 is a smaller tree growing in the Northwest corner of the site. This tree is tall and compact with a single stem to around 2-3 metres, where a almost co-dominant stem emerges. The proposed works are to remove this side stem to a suitable growth point. The tree is visible from a wide area. The trunk of the tree is curved at ground level where the main root plate appears to be beneath the flint retaining wall to the North.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect the appearance, or the amenity value of the trees, or their contribution to the character of the North Lancing Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, 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.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 05/12/2013

Authorised by: PD Date: 12.12.13