Development Management – Delegated Officer Report **Date; 14/12/15**

Application Number	**AWDM/1593/15**
Address	**61 Manor Road Lancing BN15 OEY**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 4 metres, retaining large limbs one Blue Atlas Cedar tree in the North Lancing Conservation Area.**

Date of site visit: 20/11/15

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

Proposal, Site and Surroundings

The application refers to a single large mature Atlas Cedar tree in the rear garden of 61 Manor Road Lancing.

The tree is a part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to crown lift up to 4 metres. The reasons for the works are primarily in the interests of safety, light issues and amenity value.

Consultations: Consultation letters sent to Lancing Parish Council's Planning Committee. No responses or comments received.

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.

Planning Assessment

The tree is a large mature Blue Cedar growing in the southeast of the rear garden of 61 Manor Road. The tree is visibly from many views and is one of a number of large mature trees in the area. The tree is single stemmed to 6 metres with some large diameter lateral limbs emerging at 4 metres. The crown is dense with a very good form and shape. There are some low over arching smaller secondary branches that form the lowest parts of the crown. The proposed works are to crown lift the tree up to 4 metres, to give clearance to the nearby garden buildings. The works are specified as "retaining large limbs".

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its 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: 14/12/2015

Authorised by: PD Date: 14/12/2015