Development Management – Delegated Officer Report **Date; 29/06/15**

Application Number	**AWDM/0856/15**
Address	**Glebe House Upper West Lane Lancing BN15 OEX**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to Fell and replace one Willow tree in the North Lancing Conservation Area.**

Date of site visit: 23/06/15

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

Proposal, Site and Surroundings

The application refers to a single Willow tree in the front garden of Glebe House Upper West Lane Lancing. Glebe House is a large detached house, with a full oval shingle drive in its front garden. The Willow tree was previously the focal point in the centre of the driveway. Upper West Lane is an unmade road that links Manor Road to the north with Upper Brighton Road: the main A27.

The tree was a part of the street scene and made a contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to fell the Willow tree and replace with a Walnut tree.

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

Consultations: Consultation letters sent to Lancing Parish Council and the Adur Conservation Advisory Group. No objections or comments were made by Lancing Parish Council, and the Adur Conservation Advisory Group stated that they unanimously approved the application.

Representations: None received.

Relevant Planning History

1992: This property is within the North Lancing Conservation Area designated by Adur District Council on 24th November 1992.

Planning Assessment

The tree is a young medium sized tree growing in the grounds of Glebe House, in the centre of the front driveway. The tree has failed to bud this year and has several areas of blown bark, which suggest it may have failed early last year.

The proposed works are to fell and replace the tree. The replacement tree is to be a Juglans regia (Walnut). The dead tree will need to be replaced as it is within the North Lancing Conservation Area, the suggested replacement of a Walnut tree is acceptable.

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: 29/06/2015

Authorised by: PD Date: 20.7.15