Development Management – Delegated Officer Report **Date; 10/12/20**

Application Number	**AWDM/1699/20**
Address	**6a Fairview Road Lancing West Sussex BN15 0PA**
Proposal	**Application for consent under Adur Tree Preservation Order 13.53/1/09 (L) to reduce crown heights between 1.5m to 5m, reduce radial spread by up 1.5m to 3m, and crown thin up to 15% 7 ash trees: 3 within group G1, 2 within group G2 and 2 within group G3, and to reduce crown height by up to 2m, reduce radial spread up to 2.5m, and crown thin up to 15% to 1 sycamore tree within group G1.**

Date of site visit: 08/12/20

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

Proposal, Site and Surroundings

The application refers to eight trees of various sizes in the rear garden of 6a Fairview Road Lancing. The trees are part of an established group which is visible from many residential dwellings and makes a significant contribution to the character of the area.

Consent is sought to reduce crown height, and radial spread and crown thin 7 ash trees within groups G1, G2, and G3, and to reduce crown height and radial spread and crown thin 1 sycamore tree of group G1.

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 objection.

Representations: None received.

Relevant Planning History

2006: Adur Tree Preservation order Number 13.53/2/06(L) of 2006 confirmed on 07/03/07.

2009: Adur Tree Preservation order Number 13.53/1/09(L) of 2009 confirmed on 05/01/10

2014: Application for consent under Adur Tree Preservation Order 13.53/1/09 (L) to fell two Holly trees, reduce crown height by up to 2 to 3 metres of three Holly trees, reduce crown height by up to 3 to 4 metres of one Yew tree, crown lift up to 5 metres and remove specified limbs to open crown on one Horse Chestnut tree and one Sycamore tree, all of group G6. Crown lift by up to 5 metres five Ash trees and 2 Sycamore trees of group G2. Fell one Ash tree, crown lift by up to 5 metres and remove damaged stem of one Ash tree both in group G1. Crown thin by up to 15% two Sycamore trees T5 and T6, reduce radial spread and crown height by up to 1 metre on one Holly tree T1 and reduce radial spread by up to 1 - 1.5 metres on lower crown of one Yew tree T8.

2016: Application for consent under Worthing Tree Preservation Order No.13.53/2/06(L)of 2006 to reduce crown height and radial spread by up to 2-3 metres, and crown thin 10% one Ash T2 and one Sycamore T1, crown thin 10% five Ash T4 T5 T7 T9 & T10, crown lift up to 7 metres and crown thin 20% two Sycamore trees T8 and T11, crown thin and prune to separate Sycamore T13 and Ash T14 and fell and replace two Ash trees T3 and T6.

Planning Assessment

The trees are mostly tall early matures growing in the front rear, and side gardens of the recently built bungalow. The rear garden is a more informal area with many trees up to the northern boundary. The trees are prominent to the area, and can be seen from many views.

Sycamore tree of group G1
The Sycamore tree is the furthest south along the eastern side of the access driveway. The Sycamore has a single stem to 7 metres, here it then divides into two each stem dividing again at 9 to 10 metres. The crown is dense and mostly compact.

The proposed works are to reduce crown height by up to 2 metres, reduce radial spread up to 2.5 metres, and crown thin up to 15%. These works are to contain the size and spread of the tree crown, and allow more light and air to pass through the crown.

Ash trees of Group G1
Group G1 is a group of twelve trees: including seven Ash and two Sycamores, growing in the eastside garden to the east west and south of the single Car Port. Two of three Ash trees of the application are between the dwelling and the Car port. The Ash trees are mostly small diameter slender stemmed early matures with high crowns that are slightly open at the top, becoming denser in the lower sections.

Ash trees of Group G2
Group G2 is a group of seven trees, including five Ash growing to the Northeast of the bungalow and Car Port. The trees are the taller larger trees with single stems that are clear to 7 to 8 metres, where the wide spreading open crowns develop.

Ash trees of Group G3
This group is directly north of the main building, in the rear garden, and has the two largest Ash of the Tree Preservation Order, standing at between 18 and 20 metres tall. The trees are single stemmed to 7 to 8 metres, with upright crowns. The first branches and main stem have foliage from 8 to 12 metres. The main crowns are dense and wide spread with the top 4 to 5 metres being the smallest most slender stems.

The proposed works to the 7 ash trees: 3 within group G1, 2 within group G2 and 2 within group G3, are to reduce crown heights between 1.5 to 5 metres, reduce radial spread by up 1.5 to 3 metres, and crown thin up to 15%. The largest reductions are for the tallest trees and the trees with the most slender upper stems.

The works are to contain the size and spread of the trees, and allow more light and air to pass through their crowns.

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 their appearance, amenity value, or contribution to the character of the area.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority 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: 10/12/2020

Authorised by: PB Date: 10/12/20