Development Management – Delegated Officer Report **Date; 00/03/17**

Application Number	**AWDM/0303/17**
Address	**Lamorna Cottage The Street Lancing BN15 0PN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Ash tree in the North Lancing Conservation Area.**

Date of site visit: 15/03/17

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

Proposal, Site and Surroundings

The application refers to a medium to large mature Ash tree in the southeast corner of the rear garden, adjacent to the boundary flint wall. The tree is partially visible from the street and makes a limited contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to fell and replace the tree.

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

Consultations: Letters sent to Lancing Parish Council and Adur Conservation Area Advice Group. A reply was received from the advice group stating that very little information has been provided concerning a replacement tree.

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 medium to large mature Ash growing in the rear garden.

The tree has a single stem to 3 metres where it then divides into 3 to 4 main stems. These stems continue to 6 metres where they have been historically pollarded. The selected re-growths continue to 10 metres where they have been pollarded again more recently. The main crown is dense with some wider spread slightly over extended laterals.

The proposed works are to fell and replace the tree.

These works in my opinion would be relatively minor in relation to the overall number of prominent trees and would not significantly or adversely affect the appearance, amenity value, or character of the North Lancing Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Although there are no conditions the application includes the replacement of the existing tree with a new tree. As this is part of the consent, notification of details of the new tree should be given and the works carried out within 2 years of the Ash tree being felled.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 19/04/2017

Authorised by: PD Date: 19.4.17