Development Management – Delegated Officer Report **Date; 22/11/13**

Application Number **AWDM/0871/13**

Site Address: **8 Mill Road Lancing BN15 0PT**

Proposal: **Section 211 Notice under the Town and Country Planning Act 1990 to fell one Cupressus tree in the North Lancing Conservation Area.**

Date of site visit: 01/11/13

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

Proposal, Site and Surroundings

The application refers to a single Cupressus tree in the rear garden of the property.

Consent is sought to fell the tree, leaving an extended stump.

The reasons for the works are primarily in the interests of safety, 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 tree is a small young tree standing at around 8 metres tall. The crown break is at 2 metres with a wide, for its location, spreading crown. The foliage of the crown persists for less than 1 metre back from the branch tips. This makes crown reduction in radial spread unfeasible, for a tree that is already over extended. The tree is not prominent to the area and does not meet the Council's criteria for a Tree Preservation Order.

These works in my opinion would be relatively minor in relation to the overall presence of trees within this part of the North Lancing Conservation area, and would not significantly or adversely affect its character or amenity value.

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: 22/11/2013

Authorised by: PD Date: 25.11.13