Development Management – Delegated Officer Report **Date; 08/01/14**

Application Number **AWDM/1487/13**

Site Address: **Street Record Church Close Lancing**

Proposal: **Section 211 Notice under the Town & Country Planning Act 1990 to remove middle lateral branch and removal of small branches on north aspect to achieve 6m clearance above garden and 2m in the lateral extent of boundary overhang to one Lime tree on WSCC Highway verge outside 18 Church Close in North Lancing Conservation Area**

Date of site visit: 04/12/13

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

Proposal, Site and Surroundings

The application refers to medium to large mature Lime tree growing in the road verge at the junction of Church Close and Manor Road in the North Lancing Conservation Area.

The tree is in a prominent position, and contributes to the sylvan character of the area.

Consent is sought to remove selected limb and reduce crown spread by up to 2 metres, to alleviate overhang into the garden of 18 Church Close.

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 tree is within the North Lancing Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

Planning Assessment

The tree is a medium to large sized tree of around 12 metres in height, with a wide spreading crown that breaks at approximately 3-4 metres.

The proposed works are to reshape the crown and reduce the amount of overhang to the garden and footpath of 18 Church Close.

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 the appearance, or the amenity value of the tree or 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: 08/01/2014

Authorised by: PD Date: 8.1.14