

Application Number **AWDM/0590/26**

Address **15 Mill Road Lancing West Sussex BN12 4DP**

Proposal **Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Cherry tree T1 in the North Lancing Conservation Area.**

Date of site visit: 30/06/26

Neighbours checked: Y

Additional neighbour notifications: N

Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The application refers to a small mature cherry tree located near the Northeast corner of the front garden close to the carriageway of Mill Road. The tree is a prominent part of the street scene and makes a 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 and amenity value.

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group and Lancing Parish Council who both responded with "Approve".

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.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Lombardy Poplar tree and to reduce radial spread by up to 2 metres on one Ash tree in the North Lancing Conservation Area.

2023: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2.5 metres, reduce radial spread by up to 1 metre, and crown lift up to 4 metres, one Ash tree in the North Lancing Conservation Area.

Planning Assessment

The tree is a small mature Cherry growing in the front garden adjacent to the junction of Mill Road, and the access driveway to the rear garage compound. The tree is prominent to the area, and can be seen from many views.

The tree has a single stem to 0.5 metres, where it becomes twin stemmed, with the larger main stem to the south, both stems divide again from 1.4 metres. The tree is mostly defoliated with some very small stunted epicormic growth emerging above the deadwood. The main crown is sparse leafless and wide spread with some slightly over extended laterals.

The proposed works are to fell and replace the tree due to poor condition.

These works in my opinion will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the North Lancing Conservation Area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 17/07/2026

Authorised by: PB Date: 17/7/26