Development Management – Delegated Officer Report **Date; 0/01/15**

Application Number	**AWDM/0043/15**
Address	**8 Wraysbury Gardens Lancing BN15 9RT**
Proposal	**Application for consent under Adur Tree Preservation Order 13.53/1/04 (L) of 2004 to fell and replace 1 Red Horse Chestnut Tree T5.**

Date of site visit: 20/01/15

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

Proposal, Site and Surroundings

The application refers to a single Red Horse Chestnut tree in the garden of 8 Wraysbury Gardens. The tree is growing in the small aggregate covered area between the dwelling to the west and car Ports to the east. The tree is significant being the only protected tree in the area, and it has provided amenity value and contributed to the street scene.

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: Consultation letters sent to Lancing Parish Council.

Representations: One received from the West Sussex County Council Councillor of the nearby by North Lancing and Sompting Ward. The Representation objects to the removal of the tree, claiming that its loss would be detrimental to the area. It is agreed that the trees removal would be a loss to the area, however part of the conditions of approval will be to replace the tree, the replacement being automatically covered by the existing TPO.

Relevant Planning History

2004: Adur Tree Preservation order 13.53/1/04 (L) of 2004 confirmed on 30/07/04.

Planning Assessment

The tree is an immature Red Horse Chestnut tree, growing in the front garden of the property. The tree is prominent in the street scene and makes a significant contribution to the character and visual amenities of the area.

The tree is single stemmed to 1.5 metres with a large secondary stem emerging at 1 metre on the eastside. The main crown breaks at 2.5 metres, with a dense mostly upright form. The tree appears to have shown some resilience against “Bleeding canker”, which has affected most of its main stems. Although he tree has survived there are several deep fissures around the base and along the stems.

As the tree has some structural compromises and a reduction in its amenity value, it is recommended that the proposal to fell and replace the tree be permitted.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed felling of the Red Horse Chestnut tree T5, identified on the applicants plan as T1, and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *in the interest of visual amenity*

2. If within five years following replanting, any of the replacement trees die or become seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replaced tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *in the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

Yes one objection, however due to the condition of the tree it would not be reasonable to refuse permission.

Case Officer: JDS Date: 20/02/2015

Authorised by: PD Date: 20.2.15