Development Management – Delegated Officer Report **Date; 26/08/2025**

Application Number	**AWDM/0768/25**
Address	**6a Fairview Road Lancing West Sussex BN15 OPA**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/1/09 (L) of 2009 to fell and replace Ash tree T11 of group G2.**

Date of site visit: 26/06/25

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

Proposal, Site and Surroundings

The application refers to a large mature Ash located toward the south of the rear garden, close to the terracing and the relatively new built bungalow 6a Fairview Road. The tree is part of a small wooded area that is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to fell and replace Ash tree T11 of group G2

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

Consultations: Letter sent to Lancing Parish Council who resolved to support the application.

Representations: None received.

Relevant Planning History

2006: Adur Tree Preservation order Number 13.53/2/06(L) of 2006 confirmed on 07/03/07.

2009: Adur Tree Preservation order Number 13.53/1/09(L) of 2009 confirmed on 05/01/10

2014: Application for consent under Adur Tree Preservation Order 13.53/1/09 (L) to fell two Holly trees, reduce crown height by up to 2 to 3 metres of three Holly trees, reduce crown height by up to 3 to 4 metres of one Yew tree, crown lift up to 5 metres and remove specified limbs to open crown on one Horse Chestnut tree and one Sycamore tree, all of group G6. Crown lift by up to 5 metres five Ash trees and 2 Sycamore trees of group G2. Fell one Ash tree, crown lift by up to 5 metres and remove damaged stem of one Ash tree both in group G1. Crown thin by up to 15% two Sycamore trees T5 and T6, reduce radial spread and crown height by up to 1 metre on one Holly tree T1 and reduce radial spread by up to 1 - 1.5 metres on lower crown of one Yew tree T8.

2016: Application for consent under Worthing Tree Preservation Order No.13.53/2/06(L)of 2006 to reduce crown height and radial spread by up to 2-3 metres, and crown thin 10% one Ash T2 and one Sycamore T1, crown thin 10% five Ash T4 T5 T7 T9 & T10, crown lift up to 7 metres and crown thin 20% two Sycamore trees T8 and T11, crown thin and prune to separate Sycamore T13 and Ash T14 and fell and replace two Ash trees T3 and T6.

2020: Application for consent under Adur Tree Preservation Order 13.53/1/09 (L) to reduce crown heights between 1.5m to 5m, reduce radial spread by up 1.5m to 3m, and crown thin up to 15% 7 ash trees: 3 within group G1, 2 within group G2 and 2 within group G3, and to reduce crown height by up to 2m, reduce radial spread up to 2.5m, and crown thin up to 15% to 1 sycamore tree within group G1.

2021: Application for consent under Adur Tree Preservation Order No.13.53-1-09 (S) of 2009 to reduce crown height and radial spread by up to 1 to 1.5 metres two Holly (H1 & H2) and one Yew (Y1) of group G6.

2022: Application for consent under Adur Tree Preservation Order No. 13.53/02/06/L of 2006 to fell and replace one Hawthorn tree T1 of area A1.

Planning Assessment

The tree is a large mature Ash growing to the East of a Fairview Road, between the bungalow and the adjacent car port. The tree is part of a group of trees that are prominent to the area, and can be seen from many views.

The Ash tree T1 of group G2 has a slender single stem to 15 metres, where it then divides into two, and the high crown breaks. The stem is mostly clear with some epicormic growth from 2 metres. The main crown is sparse and narrow, with several dead branches, chlorotic leaves and areas of decay. The crown is intertwined with the healthier surrounding Ash trees. The tree appears to be suffering from Ash Dieback.

The proposed works are to fell and replace Ash tree T11 of group G2, due to poor condition.

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

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed felling of the Ash tree of group G2, identified on the applicants plan as T11, 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.*

3. If within five years following replanting, the replacement tree dies or becomes 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 replacement 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?

No

Case Officer: JDS Date: 26/08/2025

Authorised by: PB Date: 26/8/25