Development Management – Delegated Officer Report **Date; 11/09/17**

Application Number	**AWDM/1198/17**
Address	**67a Manor Road Lancing BN15 0HB**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell to ground level one Bay tree T1 and to reduce radial crown spread to all aspects up to 1.5 metres two Bay trees T2 and T3 in the North Lancing Conservation Area.**

Date of site visit: 11/09/17

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

Proposal, Site and Surroundings

The application refers to three medium to large mature Bays near the southwest corner of the rear garden. The trees are relatively tall and make a contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to fell one tree and reduce radial spread of two others.

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

Consultations: Letters sent to Lancing Parish Council Adur, who stated that they have no Objections to the proposals.

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.

Planning Assessment

The trees are three large mature Bays growing in the rear garden adjacent to the tall boundary wall to the western side and close to the low rise building of Faber Upper West Lane to the south. The trees are not easily visible from the road and make a limited contribution to the amenity of the area and the North Lancing Conservation Area. The trees are:

<u>Bay T1</u>
This is the tree that is closest to the western boundary wall, and the Bungalow Faber to the south. The tree has twin stems from ground level, each with a slight lean to the east, and emerging off centre from the large elongated base of the tree that is close to the wall. The tree has foliage from ground level which includes a large area of basal shoots.

The proposed works are to fell the tree. The works are to reduce crowding in the garden, and alleviate shading of adjoining property.

Bay T2
T2 is the middle tree of the three, and is set slightly further away from the boundary wall. The tree has several curved stems from ground level, which are clear to 3 to 4 metres, and mostly persist to the top of the crown. The main crown is high wide spread and more open that the other trees due to the separation of the main stems.

Bay T3
The Bay tree T3 is to the northeast of the group and is the largest of the three trees. The large main central stem has two slender side stems to its north that emerge from near ground. The main stem divides at 2 metres, into several smaller mostly upright stems. The main crown is dense and wide spread.

The proposed works for both trees are to reduce radial spread by up to 1.5 metres. The works are to contain the size and spread of the trees.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the North Lancing Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 11/09/2017

Authorised by: Jo Morin Date: 11.09.2017