Development Management – Delegated Officer Report **Date; 07/12/16**

Application Number **AWDM/1573/16**

Address **6 Fairview Road Lancing BN15 9QE**

Proposal **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.**

Date of site visit: 09/11/16

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

Proposal, Site and Surroundings
The application refers to eleven trees of various sizes in the rear garden of 6 Fairview Lancing. The trees are part of an established group which is visible from many residential dwellings and make a significant contribution to the character of the area.

Consent is sought to reduce crown height and radial spread, crown thin and crown lift several Ash and Sycamore trees, and to fell and replace two Ash trees.

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

Consultations: Consultation letter sent to Lancing Parish Council, who considered the application and had no objections.

Representations: None received.

Relevant Planning History

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

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.

Planning Assessment

The trees are mostly tall early matures growing in the rear garden. One tree is in the more formal part of the garden adjacent to the rear of the main building. The other trees are to the north of the access driveway to the rear located garage car port and workshop, an area of many trees which is more informal.

The trees are;

Sycamore T1
Single stemmed tree to 8 metres and then three stems to 10m where it then divides into several smaller stems that form the top of the a-symmetrical crown.

The proposed works are to reduce height and radial spread by up to 2 to 3 metres, and to crown thin 10%. The works are to contain the size and spread of the tree, and to allow more light and air to pas through the crown.

Ash T2
This is a large specimen tree to the north of the formal garden and lawn adjacent to the rear of the main house. The tree is single stemmed to 7 metres, where the slightly over balanced crown breaks.

The proposed works are to reduce height and radial spread by up to 2 to 3 metres, and to crown thin 10%. The works are to contain the size and spread of the tree, re-shape its crown, and to allow more light and air to pass through.

Ash T4
This is a narrow slender tree with a single straight stem that persists to the top of the crown. There is a large secondary stem 10 metres, that forms an equal height of the central stem.

The proposed works are to crown thin 10%. The works are to allow more light and air to pass through.

Ash T5
This is a straight slender tree with a single stem that persists to the top of the crown. There is a large secondary stem 8 metres, that forms an equal height of the central stem.

The proposed works are to crown thin 10%. The works are to allow more light and air to pass through.

Ash T7
Single stemmed tree to 8 metres where it then divides into two with a wide “Y” shaped union. The two stems each persist to the top of the slightly sparse crowned tree.

The proposed works are to crown thin 10%. The works are to allow more light and air to pass through.

Sycamore T8
Single curved stem that extends to 8 metres, where the crown breaks. The main crown is a dense rounded and compact.

The proposed works are to crown lift up to 7 metres to allow more light and air to pass beneath the tree.

Ash T9
Single to the crown break at 10 metres, with several large ascending side stems, this is one of the largest and tallest trees of the group. The high crown is dense, with some lower hanging secondary limbs.

The proposed works are to crown thin 10%. The works are to allow more light to filter down into the rear garden.

Ash T10
This tree has a single wide diameter main stem to 5 metres where it continues with a much reduced diameter, and is surrounded by co-dominant secondary stems to the top of the crown. The main crown is dense and well balanced, forming one of the most impressive trees of the group.

The proposed works are also to crown thin 10%. The works again are to allow more light to filter down into the rear garden.

Sycamore T11
This tree has a single clear stem to 4 metres, where it then divides into 3 main stems, with dense foliage from 5 metres. Then tree has a mostly upright habit, forming a thick narrow crown.

The proposed works are to crown lift up to 7 metres and crown thin up to 20% to allow more light and air to pass beneath and through the main crown of the tree.

Ash T13 and Sycamore T14
These are two trees in close proximity the Sycamore being the taller and more dominant of the two. The proposed works are to crown thin and prune the Ash tree to allow separation from the Sycamore.

Ash T3
This tree has a slender tall single stem that extends to 10 metres. The main crown is dense but suppressed by neighbouring trees T4 and T5. The proposed works are to fell and replace the tree to allow better growth of trees T4 and T5.

Ash T6
Single to 4 metres where it has been previously damaged, and two secondary stems emerge. The central stem continues to 5 metres where it then divides again. The stems have several deep splits and cavities and the main unions between each of the stems are compromised.

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

The works to trees T3 and T6 will bring to a total of six trees consented for removal; the felling of the additional trees was agreed in 2017 in connection with planning application AWDM/1180/17 for a granny annexe, with this application having not been carried out to date. The loss of six trees will have some effect on the group value, however due to the condition and the contribution made by trees T3 and T6 I consider that this consent is appropriate.

These works in my opinion would be relatively minor in relation to the overall number size, and form of the trees and would not significantly or adversely affect their appearance, amenity value or their contribution to the character of the area.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works to trees T1, T2, T4, T8, T9, T10, T11 and T13 hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority 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.*

2. Proposed felling of the Ash trees T3 and T6 of Area A1, as identified on the applicants plan, and their 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, 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?

No

Case Officer: JDS Date: 14/03/2018

Authorised by: PB Date: 19/3/18