Development Management – Delegated Officer Report **Date; 08/023/17**

Application Number	**AWDM/0117/17**
Address	**The Walled Garden Middle Street Shoreham-by-Sea BN43 5DP**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 2.5 metres one Liquidambar tree in the Shoreham Conservation Area.**

Date of site visit: 00/02/17

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

Proposal, Site and Surroundings

The application refers to a large early mature Liquid Amber tree in the centre of the rear garden of 21 Middle Street. The tree is a part of the street scene and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce radial spread by up to 2.5 metres.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1971: Extension to Shoreham-by-Sea Conservation Area designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Adur District Council ON 23rd November 1993. ***this charge includes properties within the previously made Shoreham Conservation Area designated May 1971.

2009: Removal of lower limbs of Field Maple (No.27) and cutting back of Willow (No.21) to boundary (6 weeks prior notification of works to trees in Conservation Area)

2011: Various works to 12 trees in Conservation Area and subject to TPO 162/2/70 (SU)

2016: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Ash tree in the Shoreham Conservation Area.

Planning Assessment

The tree is a tall early mature growing in the rear grounds garden near the southeast corner of the main building. The tree is visible from Middle Road, and contributes to the character of the area.

Liquid Amber T1
This tree is single stemmed to 6 metres with some large side stems that emerge from 4 metres and extend to the top of the crown. At 6 metres the central stem then divides into several large wide spreading laterals. The main crown is dense and slightly over balanced with the longest most extendd laterals on the west side.

The proposed works are to reduce radial spread by up to 2.5 metres. These works are to contain the size and spread of the crown, abate possible nuisance and re-balance the crown.

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

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 08/03/2017

Authorised by: PD Date: 8.3.17