Development Management – Delegated Officer Report **Date; 03/11/16**

Application Number	**AWDM/1378/16**
Address	**Adur Lodge The Street Shoreham-by-Sea BN43 5NJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres, and to remove selected limb on north west side back to main bole on one Judas tree T1, to crown thin up 15% and reduce to clear adjacent trees one Alder T2, and to crown lift up to allow up 1 to 2 metres clearance of railings one Lilac treeT3 in the Old Shoreham Conservation Area.**

Date of site visit: 03/11/16

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

Proposal, Site and Surroundings

The application refers to three trees in the rear garden of Adur Lodge The Street Shoreham. The trees are not visible from the street scene and do not make a significant contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to reduce radial spread crown lift and crown thin three small shrub type trees.

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

Consultations: Consultation letters sent to the Adur Conservation Advisory Group. Proposal was unanimously approved.

Representations: None received.

Relevant Planning History

1975: The Old Shoreham 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 17th November 1975 - Old Shoreham (area centred around St. Nicholas Church and including certain houses and their grounds adjoining parts of the Street, Adur Avenue, St. Nicholas Lane, Steyning Road, Upper Shoreham Road, Connaught Avenue and Old Shoreham Road, Shoreham-By-Sea). Amendment to Old Shoreham Conservation Area passed by Adur District Council 14th September 1993 - registered 23rd November 1993.

2010: Felling of Holly tree on south east corner behind garage (6 weeks prior notification of works to tree in a Conservation Area)

Planning Assessment

The trees are small immatures growing in the rear garden of Adur Lodge, which has high stone walls and is on a north to south incline. As such the trees are not visible from the public road or from adjacent properties.

The trees are;

Judas tree T1
The tree is multi- stemmed from ground level, with three main stems, that each divide at 1 metre and some again at 1.5 metres. The proposed works are to reduce height and radial spread by up to 2 metres, and remove one damaged limb.

Alder tree T2
This is a small young tree, it is multi- stemmed from 0.5 metres. The proposed works are to crown thin by up to 15%.

Lilac tree T2
This is a small young tree or large shrub growing in between several larger more significant trees. It is multi- stemmed from ground level, with the main stems each angled over to the north, the highest part of the crown being 1 to 1.5 metres away from the root base. The proposed works are to reduce radial spread by up to 2 metres, to clear the adjacent fencing and other 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 have an affect on the appearance, amenity value, or character of the Old Shoreham Conservation Area

Recommendation

Grant Consent, not subject to Conditions.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 03/11/2016

Authorised by: PD Date: 4.11.16