Development Management – Delegated Officer Report **Date; 01/10/2025**

Application Number	**AWDM/1070/25**
Address	**Old Malt Cottage 104 Connaught Avenue Shoreham-by-Sea West Sussex BN43 5WP**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread to previous points (up to 1 to 2 metres) Walnut T1, Purple Leaved Plum T2 and Silver Birch T3 and T4 in the Old Shoreham Conservation Area.**

Date of site visit: 30/09/25

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

Proposal, Site and Surroundings

The application refers to four trees, two in the front garden; a Walnut and a Purple Leaved Plum, and two Silver Birch in the rear garden. The trees are part of an established group of trees, which are part of the street scene and make a contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread to previous points Walnut T1, Purple Leaved Plum T2 and Silver Birch T3 and T4

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

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

1972: Grade II Listed Building registered 8th November 1972 - Walnut Cottage and Old Malt Cottage Connaught Avenue, Shoreham-BY-Sea, date of certification of list by or on behalf of the Minister 29th September 1972

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.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 1-2 metres on one Silver Birch, one Purple leaved Plum and one Walnut tree in the Old Shoreham Conservation Area

2020: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial growth by 1 - 2m of one Walnut tree (T1), height reduction by 1 - 2m and radial growth by maximum of 1m of two Silver Birch trees (T2 & T3), all within the Old Shoreham Conservation Area.

2023: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres one Walnut tree T1 and to reduce crown height and radial spread by up to 1 to 2 metres one Purple-leaved Plum T2 and one Silver Birch T3 in the Old Shoreham Conservation Area.

Planning Assessment

The tree is a small large immature growing in the front rear grounds garden adjacent to the junction of Road, south Farm Road and Avenue. The tree is prominent to the area, and can be seen from many views.of the listed building of 104 Connaught Avenue

The trees are one large over mature, possibly veteran tree, Walnut T1, a mature Purple Leaved Plum T2 growing in the southwest corner of the front garden, and two smaller younger Silver Birch trees on the Southern boundary of the rear garden adjacent to the neighbouring property. The trees are prominent to the area, and can be seen from many views.

The trees are;

Walnut tree T1
The main bole of the Walnut tree ends at approximately 2 metres, where at some time the tree was either damaged or partially felled. This has left a completely hollow trunk, with thin walls that support two distinct points of re-growth. These points are to the east and west of the tall stump, and may have been large secondary limbs on the original tree. The base structure of the tree, although not fully decayed, is not strong enough to support a crown larger than its present size. The tree, although damaged, does provide a large broadly domed crown that can be seen from many views.

The Walnut tree contributes to the visual amenity of the area despite that there is little remaining of its original form. The tree does not appear to be under threat therefore it is not in need of a TPO despite being a very important tree.

The proposed works are to reduce the crown by up to 2 metres in height and spread. These works are to contain the size of the tree and prolong its expected life span, by preventing possible future failure.

Purple Plum T2
The Purple Plum is a small bushy tree growing in the southeast corner of the front garden, in-between the access driveways for 104 and 102 Connaught Avenue. The tree is single stemmed to 2.5 metres, where it then divides into two main stems: the eastern stem has been removed; the west stem divides again at around 2.75 metres. The tree is dense with many small “water shoots” around the stem and main crown. The tree has a slight over-balance to its west side.

The proposed works are to reduce crown height and radial spread to previous points (up to 1 to 2 metres). The works are to contain the size and spread of the tree.

Silver Birch T3
This tree is one of two Silver Birch trees planted in the extended southeast section of the rear garden. The Silver Birch T3 is located to the southeast and is a young vigorously growing tree. The single

stem persists to 5 metres where it then divides, with the first limbs emerging from 2 metres. The main crown is dense and compact with a slight imbalance to the east.

Silver Birch T4
The Silver Birch T4 is a slightly older and larger tree than T3. The tree has a single stem to 8 metres, where the crown breaks, with the first limbs emerging from 2.75 metres. The main crown is dense and wide spread.

The proposed works for both Silver Birch trees are to reduce crown height and radial spread to previous points (up to 1 metre). The works are to contain the size and spread of the trees and allow more light and air to pass around their crowns.

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 Old Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 01/10/2025

Authorised by: PB Date: 1/10/25