Development Management – Delegated Officer Report **Date; 25/11/2024**

Application Number	**AWDM/1176/24**
Address	**32 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 to 3 metres one Walnut T1 and one Apple tree T2 in the Shoreham Conservation Area.**

Date of site visit: 16/10/24

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

Proposal, Site and Surroundings

The application refers to two small to medium sized trees in the rear garden; one Walnut near the Eastern boundary, and one Apple close to the centre. The trees are a part of the area and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread one Walnut T1 and one Apple tree T2.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1971: The Shoreham Conservation Area was designated in May 1971.

1993: The area was extended to include two streets north of the railway line – Queens Place and Southdown Road.

2001: Adur Tree Preservation order Number 13.53/5/01(Su) of 2001 confirmed on 20/05/2002.

2001: Fell Elm Tree Subject To Tpo 1353/5/01/Su. Refused.

2006: Crown reduction of elm tree (subject to TPO 13.53/4/97/SU)

2010: Fell birch, laburnum and 8 no. leylandii; re-pollard eucalyptus; crown lift walnut and lop holly tree (6 weeks prior notification of works to trees in Conservation Area)

2013: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Eucalyptus tree in front garden of property.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height by up to 1.5 metres and radial spread by up to 2.5 metres one Cherry tree (T1); reduce height by up to

1.5 metres and radial spread by up to 2.5 metres one Walnut tree (T2); reduce height and radial spread by up to 3 metres and crown thin by up to 25% one Apple tree (T3) and reduce height and radial spread by up to 3 metres on Holly (T4) in the Shoreham Conservation Area.

2023: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Holly tree in the Shoreham Conservation Area.

Planning Assessment

The Walnut and Apple tree are in the rear garden of the property where they are mostly hidden from the public road. The trees are part of the local landscape and make a contribution to the Shoreham Conservation Area.

T2 Walnut
This tree is located 4 to 5 metres from the eastern end of the garden, and has a single stem that is clear to 3.5 metres, and that persists to the top of the crown. There is a significant sized secondary ascending limb that emerges from 3.5 metres on the southern side. The main crown is dense and wide spread with some slightly over extended laterals.

T3 Apple
The Apple tree is located slightly to the Southwest of the Walnut T2. The tree has a large diameter single stem to 1.5 metres, where it then splits into two tightly forked stems. Each stem divides several times up to 4 metres, where all stems have been previously reduced. The main crown is dense, and wide spread.

The proposed works for both trees are to reduce crown height and radial spread by up to 2 to 3 metres. The works are to contain the size and spread of the trees and allow more light and air to pass 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 Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date:25/11/2024

Authorised by: PB Date: 25/11/24