Development Management – Delegated Officer Report **Date: 16/07/18**

Application Number	**AWDM/0974/18**
Address	**Car Park Dunelm Mill Eastern Avenue Shoreham-By-Sea West Sussex**
Proposal	**Application under Shoreham Tree Preservation Order No. 13.53/3/07/SU to remove Sycamore (T2) and replant 1no. Sycamore between T1 and T10.**

Date of site visit: 13/07/18

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

Proposal, Site and Surroundings

The application refers to a medium to large early mature Sycamore growing in a small raised border near the southeast corner of the customer Car Park. The tree is part of a group that is prominent in the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to fell and replace the tree.

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

Consultations: None.

Representations: None received.

Relevant Planning History

2007: Adur Tree Preservation order Number 13.53/3/07/SU of 2007 confirmed on 30/10/2007.

2016: Application for consent under Adur Tree Preservation Order No. 13.53/3/07 (SU) of 2007 to remove one selected lateral limb on the south side back to the main bole of one Poplar tree T3.

Planning Assessment

The tree is a part of an established group of trees that line the northern side of Eastern Avenue, and provide a screen the retail parking area. The trees are visible from many views, including the main through route of Brighton Road / A259.

The Sycamore tree T2 has a large single stem to 3 metres, with a smaller secondary stem to its eastern side; both stems mostly persist to the top of the crown, the main stem in reduced diameter from 3 metres. The tree has dense foliage from ground level, with the more significant laterals emerging from 3 metres, where the main crown develops and the tree becomes wide spread.

The proposed works are to fell and replace the tree, so as to allow for an additional parking space. Similar works were carried out where another small border which did not contain a TPO tree interjected into the car parking area slightly further east. This is not an acceptable reason to fell a protected tree.

The tree does make a contribution to the area and provides amenity and screening. Having regard to the maturity and stature of the tree and its prominence in the area, such a tree could not be easily replaced, and should be retained. As no compelling reasons have been given for its removal it is recommended that the proposed fell and replace is refused.

Recommendation

REFUSE for the reason(s):-

1. The Sycamore tree T2 is a prominent and established feature, which contributes positively to local character and landscape of the area, and its removal would be detrimental to these qualities. There is no arboricultural or other acceptable reason provided which would justify the loss of these this trees.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 16/07/2018

Authorised by: Gary Peck Date: 7 August 2018