Development Management – Delegated Officer Report **Date; 03/01/19**

Application Number	**AWDM/1678/18**
Address	**Homehaven Court Swiss Gardens Shoreham-By-Sea West Sussex**
Proposal	**Application for consent under Adur District Council Tree Preservation Order No. 162/6/72(SU) of 1972 to shorten tips of selected stems by up to 3m and lateral growth by up to 2m of four no. Sycamores (T9, T10, T18 & T20), to shorten tips of selected stems by up to 3m and lateral growth by up to 2m and removing central stem of one Sycamore (T14), to shorten tips of selected branches in the upper crown by up to 2m of one Ash (T35) and to remove small diameter branches to raise crown to 3m over pavement of one Birch (T36).**

Date of site visit: 21/12/18

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

Proposal, Site and Surroundings

The application refers to seven trees in the grounds of Homehaven Court Swiss Gardens: two in the frontage adjacent to Swiss Gardens, two near the Eastern border and three to the south of the main building. The trees are part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to reduce height and radial spread of four Sycamores (T9, T10, T18 & T20), and to reduce height and radial spread and remove central stem of one Sycamore (T14), also to one Ash (T35) and to remove small diameter branches to raise crown to 3m over pavement of one Birch (T36).

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: Shoreham-by-Sea Urban District Council Tree Preservation order Number 162/6/72(SU) confirmed on 19/12/1972.
1995: works to trees subject to Tpo. 162/6/72 (su) | Homehaven Court Swiss Gardens Shoreham-By-Sea. Application Permitted.
1996: Works on trees protected under Tpo. 162/6/72 (su) Application Permitted
2004: Works to trees protected under Tpo 162/6/72(su) | Application Permitted
2003: Felling Of 2 Sycamore Trees Subject To Tpo (162/6/72/Su) Application Permitted

2003: Crown reduction of ash tree, pollarding of poplar, & crown lifting and removal of limbs of Sycamore (tpo 162/6/72/su): Application Permitted.
2004: Works to trees protected under Tpo 162/6/72(Su) Application permitted
2006: Crown thin Ash tree (by 20%) and remove 2 lower limbs of Yew tree (subject to TPO 162/6/72/SU) Application Permitted
2008: Remove 2 lower limbs of Sycamore T1 overhanging SE boundary (TPO 162/6/72/SU) Application Permitted
2010: Works to beech, Sycamore and Poplar trees and felling of Poplar (TPO 162/6/72/SU) Application Permitted
2013: Application for consent under Tpo No. 162/6/72 (su) to fell 2 Poplar trees and replant with 2 Silver Birch; and to undertake selective pruning surgery to 12 Sycamore, 4 Ash, 3 Horse Chestnut, 2 Beech, 2 Hawthorn, 1 Cherry, 1 Elder, 1 Hornbeam, 1 Maple and 1 Yew tree. Status: Application Permitted
2013: Application to fell one Sycamore tree of group G1 and to crown lift up to 4 metres and reduce radial spread to clear property by up to 2 metres one Ash tree of group G1 Split Decision: Refuse felling of Sycamore tree of group G1.
2013: Application for consent under Adur District Council Tree Preservation Order No. 162/6/72(SU) of 1972 to reduce radial spread by up to 3 metres on Eastside to clear neighbouring property, reduce radial spread by up to 2 metres on all other aspects of crown, and reduce height by up to 2 metres on one Sycamore tree of group G1
2016: Application for consent under Adur Tree Preservation Order No.162/6/72 (SU) of 1972 to crown lift up to 4 metres one Himalayan Birch T1 and one Hawthorne T10, reduce crown height by up to 7 metres one Ash T24, remove epicormic growth on one Ash T3, to remove selected stem / limb on one Sycamore T15 and one Hawthorn T26 and to fell and replace one Sycamore tree T4, all of group G1.

Planning Assessment

The trees are all part of group G1 of the Tree preservation Order No.162/6/72(SU) of 1972. This is a group that at the time of making the TPO surrounded the East Lake, which was part of the Gardens of The Swiss Cottage Public House. The trees are therefore mostly large matures, with some latter planted replacement trees. The group provides a back drop to the building and a screen for properties to the east of Swiss gardens. The trees to the southeast of the group provide a valuable screen between to the large buildings of Buckingham Street, and Homehaven.

The trees affected by the proposals are;

Sycamore T9
This tree is a large mature growing in the rear grounds to the east of the main building, adjacent to the boundary with 4 Swiss Gardens and 19a Victoria Road. The tree has a single stem to 3 metres then becoming twin to 4.5 to 5.5 metres where the stems divide again. The main crown is dense and wide spread with some slightly over extended laterals to the east.

Sycamore T10
The tree is a large mature growing in the rear grounds to the east of the main building, adjacent to Sycamore T9. The tree has a larger stem that is single to 1 metre, where it then becomes twin, with one stem removed. The remaining stem persists to 6 to 8 metres where it then begins to divide. The main crown is dense and wide spread.

Sycamore T18
The tree is a large mature growing in the rear grounds to the south of the main building, adjacent to the boundary with Buckingham Street. The tree has a single stem to 1 metre, where it then becomes

a tightly forked twin, with each stem mostly persisting to the top of the crown. The main crown is moderately dense and wide spread.

Sycamore T20
This tree is the furthest west of the five Sycamores, and is a large mature to the south of the main building. The tree is multi-stemmed with 4 to 5 main upright stems that begin to divide at 8 to 10 metres, remaining mostly upright. The main crown is dense and compact with some slightly over extended laterals to the south.

The proposed works are to reduce height by up to 3 metres and radial spread by up to 2 metres of all four Sycamores T9, T10, T18 & T20. These works are to contain the size and spread of the trees crown, abate nuisance allow access beneath and allow more light and air to pass through the crown.

Sycamore T14
This tree is a large mature growing in the near the southeast corner of the rear grounds to the southeast of the main building, adjacent to the boundary with Buckingham Street. The tree has 4 main stems from or near to ground level. The stems are mostly upright and begin to divide at 5 to 6 metres. The central stem has some damage and deadwood. The main crown is dense and wide spread.

The proposed works are to reduce height by up to 3 metres and radial spread by up to 2 metres and remove central stem. These works are to contain the size and spread of the tree, and make safe its central stem.

Ash T35
The Ash tree is a large mature growing in the front grounds to the North of the main building, adjacent to the pavement and carriageway of Swiss Gardens. The tree has a single stem that is mostly clear to 6 metres, dividing at 6 to 7 metres into an array of main scaffold limbs. The crown is high dense and mostly compact.

The proposed works are to shorten tips of selected branches in the upper crown by up to 2 metres. These works are to maintain the size and shape of the trees crown.

Silver Birch T36
This tree is a tall early mature growing in the front grounds to the North of the main building, adjacent to the main pedestrian entrance, and close to the pavement and carriageway of Swiss Gardens. The tree has slender single stem that persists to the top. There is an upright secondary limb that emerges from 2 metres, the next significant limbs emerging from 9 metres. The main crown is dense, compacted and lowest over the adjacent public pavement.

The proposed works are to remove small diameter branches to crown lift up to 3 m over pavement. The works are to allow access beneath the crown.

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 area.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within

two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 04/01/2019

Authorised by: PB Date: 7/1/19