**Development Management – Delegated Officer Report** **Date; 13/01/16**

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| **Application Number** | **AWDM/1765/15** |
| **Address** | **Swanborough Court New Road Shoreham-by-Sea BN43 6RZ** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to fell one Cypress tree in the Shoreham Conservation Area.** |

**Date of site visit:** 15/12/15

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

**Proposal, Site and Surroundings**

The application refers to a single Cypress tree in the northern grounds of Swanborough Court. The tree is an established feature, which is part of in the street scene and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to remove the tree.

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

**Consultations:** None.

**Representations:** None received.

**Relevant Planning History**

1993: Extension to Shoreham-by-Sea Conservation Area designated under section 69 of the Planning (Listed Buildings and Conservation Areas) act 1990 by the Adur District Council on 23rd November 1993. This charge includes properties within the previously made Shoreham Conservation Area designated May 1971.

**Planning Assessment**

The tree is a medium to large sized mature growing in the grounds of Swanborough Court adjacent to the car parking area and the pavement of Tarmount Lane. The tree is single stemmed to 1 metre, where several stems of differing size emerge. A large central stem to the northwest persists to 8 metres where it then divides into several smaller stems. The main crown develops from 2 metres and has a distinct lean to the South that straightens up at 3-4 metres, but makes the tree slightly a-symmetrical.

The tree is prominent to the area, but is not a good form. The low bushy crown does not emphasize the best characteristics of the species, making this tree a less than outstanding specimen. As such the tree does not meet the criteria for a TPO, and it therefore recommended that consent is given to its removal.

These works in my opinion would be relatively minor in relation to the overall number size, and form of trees and would not significantly or adversely affect the appearance, amenity value or character of the Shoreham Conservation Area.

**Recommendation**

**Grant Consent,** subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, 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: 13/01/2016

Authorised by: PD Date: 13.1.16