Development Management – Delegated Officer Report **Date; 13/06/18**

Application Number	**AWDM/0739/18**
Address	**22 Windlesham Gardens Shoreham-by-Sea West Sussex BN43 5AZ**
Proposal	**Application for consent under Adur Tree Preservation Order No. 13.53/1/94(SU) to remove dead wood and lift lower canopy over car park by 2-3 metres to one Sycamore tree T1.**

Date of site visit: 13/06/18

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

Proposal, Site and Surroundings

The application refers to a single Sycamore tree in the north west of the rear grounds of 22 Windlesham Gardens, adjacent to the north boundary and the buildings rear car parking area.

The tree is an established feature which is prominent and makes a contribution to the character and visual amenities of the area.

Consent is sought to crown lift and remove dead damaged and dying wood as found.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1994: Adur Tree Preservation Order No.13.53/1/94 (SU) of 1994 made.

2011: Reduce Sycamore (subject to TPO 13.53/1/94/SU) overhanging No.22a

2016: Application for consent under Adur Tree Preservation Order No.13.53/1/94 (SU) of 1994 to fell and replace one Sycamore tree T1. Refused.

Planning Assessment

The tree is a large mature growing in the rear grounds of 22 Windlesham Gardens, which is the headquarters and administration / office building for the National Federation of Sub Post Masters. The tree is multi-stemmed from ground level, with two main stems and several other more slender secondary stems emerging from 0.5 metres. The main stem to the north side divides into three at 1 metre, the southern side dividing at 2.5 metres. The main stems are mostly upright with the outer stems being slightly angled to form a tight array; the main stems supporting numerous wide spreading large diameter scaffold limbs, which in turn have secondary branches forming a dense wide crown.

The proposed works are to crown lift over the car parking area by up to 2 to 3 metres, and to carry out a climbing inspection, removing deadwood as found.

The works are to allow access beneath the tree and to alleviate any concerns regarding falling branches etc.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its 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: 13/06/2018

Authorised by: PB Date: 20/6/18