Development Management – Delegated Officer Report **Date; 11/01/19**

Application Number	**AWDM/1820/18**
Address	**St Marys House St Marys Road Shoreham-by-Sea West Sussex BN1 1HU**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift on west side of Large Elm (T1) to 5m, prune back branches on west side of tree over garages by 1-2m; prune away from adjacent building by 1-2m one medium Macrocarpa (T2); fell medium Sycamore (T3) and remove 2 lowest branches on north of one Indian Beam (T4) all within the Shoreham Conservation Area.**

Date of site visit: 14/01/19

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

Proposal, Site and Surroundings

The application refers to four trees in the rear garden of St Mary's House St Mary's Road Shoreham-by-Sea. The trees are one large mature Elm tree is in the northwest corner, adjacent to the stone wall between the grounds and the Royal Mail Depot of 11-17 Brunswick Road and the rear of the garages of St Mary's Close, a tall slender Macrocarpa in the southwest, a damaged Sycamore, to the rear of 5 -7 Brunswick Road, and a gnarled Indian Bean tree in the Northeast corner. The trees are a part of an established group of trees, which are part of in the street scene and make a significant contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to crown lift the Elm and Bean tree, reduce radial spread of the Macrocarpa, and to fell the Sycamore.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1971: The property is within the 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.

2009: 6 weeks prior notification of removal of trees and reduction works to trees in Conservation Area.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift to give clearance of up to 2.5 metres to adjacent buildings, one Elm tree in the Shoreham Conservation Area.

Planning Assessment

The trees are all mature specimens growing around the perimeter of the walled garden of St Marys House. The garden has no direct boundary with public roads however the Elm and Indian Bean trees are clearly visible from Brunswick Road. The trees are prominent to the area, and can be seen from many views. The trees are:

Elm Tree T1
The Elm tree is in the North West corner of the grounds and is a large mature tree with an overall height of up to 18 metres. The tree is has a massive single stem, that is directly adjacent to the tall flint wall, that extends to 5 metres from ground level. The first large diameter limb is on the eastside at 3 metres. The main stem divides at 5 metres into an array of large stems, with three to four more upright central trunks. The tree has several large lateral scaffold limbs that extend widely over the garage block of St Mary's Close. These limbs also have many low hanging secondary branches. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to crown lift the tree to allow a clearance to the garage roofline of up to 2 metres. These works are to abate possible future nuisance.

Macrocarpa T2
The tree is a slender mature growing in the rear garden close to the northwest corner of the main building. The tree has a single stem that persists to the top of the tree and is clear to 2 metres. The main crown is dense and wide spread with some laterals touching the wall and roof of the main building.

The proposed works are to reduce the southern side of the tree to allow a clearance to the building of up to 1 to 2 metres. These works are to contain the spread of the tree, and abate nuisance.

Sycamore T3
The Sycamore tree T3 is located to the centre of the eastern side of the rear garden that borders with properties in Brunswick Road. The tree has a single stem that is clear to 4 metres, and mostly persist to the top. The main crown is sparse and moderately wide spread. At 2.25 metres there is a deep elongated cavity that extends for 1 metre.

The proposed works are to fell the tree, due to the severe and compromising damage in the main stem.

Indian Bean T4
This tree is the smallest of the four trees, and is located on the northern boundary close to the boundary wall, adjacent to the Royal Mail Depot entrance from Brunswick Road. The tree has remnant of the original main stem from which a large lateral emerges at 1.5 metres and forms the tree. The lateral divides at 2 metres into two, with the northern stem becoming almost horizontal across the boundary wall. The main crown is dense and wide spread with some slightly over extended laterals. The proposed works are to remove two lower stems that extend across the neighbouring property.

These works are for safety and 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 Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 15/01/2019

Authorised by: PB Date: 15/1/19