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Development Control – Delegated Officer Report

Application Number: ADC/0362/09 **Recommendation – Permit Application**

Site: **The Walled Garden 21 Middle Street Shoreham-by-Sea West Sussex**

Proposal: **Removal of lower limbs of Field Maple (No.27) and cutting back of Willow (No.21) to boundary (6 weeks prior notification of works to trees in Conservation Area)**

The Application

A section 211 notification has been submitted giving six weeks prior notice of the intention to remove lower limbs of a Field Maple and cutting back a Willow. The Maple is at no. 27 Middle Street and the Willow is at no.21 Middle Street, both are within the Shoreham Conservation Area.

The trees are overhanging the rear boundary and encroaching onto no. 36 John Street to the west. Neither of the trees are visible from the road.

Consultations and Representations

Third Parties: - 2 letters have been received. The owner/occupier of no. 38 John Street states that they support the application as the trees are damaging their rear garden shed and taking light from green house. The Leylandii should be included in this application, the lower branches encroach over the boundary.

The owner/occupier of no. 27 Middle Street states that there is no objection to the applicant pruning the Field Maple back to the rear boundary.

Adur District Council: - The Assistant Parks Manager states that the trees are not visible from the road and the works proposed would not be detrimental to the tree. The works are therefore permitted.

A.D.C.A.G: - No objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB23
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)

Planning Assessment

Policies

Local Plan policy AB23 states that Tree Preservation Orders will be made to safeguard existing trees in the District where their loss would have an adverse effect on the existing and future environment and its enjoyment by the public.

Trees

As stated above the trees are within the rear gardens of properties and are therefore not visible from the road. Both trees are overhanging the rear boundaries onto no. 36 John Street. The Field Maple has two large limbs that are close to the roof of a garden building. The removal of these and some other branches would not be detrimental to the tree, although the owners may wish to carry out further reduction works on the east side of the tree. The removal of the Willow branches would have little effect on the tree. It is recommended that the Field Maple is Crown reduced by up to 40% removing low hanging limbs and that the Willow is reduced by up to 30% away from the wall.

Recommendation

Do not make TPO

Case Officer [redacted] Date 30/10/09

PB 30/10/09