Development Management – Delegated Officer Report **Date; 24/05/17**

Application Number	**AWDM/0560/17**
Address	**The Old Rectory 10 St Julian's Lane Shoreham-by-Sea BN43 6YS**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and spread by up to 0.5 metres, and remove one limb over adjacent Dove House, on two Sycamore trees, to reduce crown height and spread by up to 1 to 1.5 metres, and remove one limb close to gate on one Bay tree the Kingston Buci Conservation Area.**

Date of site visit: 17/05/17

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

Proposal, Site and Surroundings

The application refers to six trees in the rear garden of the Old Rectory 10 St Julian's Lane, Shoreham. The Garden extends around the property and is adjacent to St Julian's Lane, and the Rectory and Church Hall of St Julian's Church. 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 Kingston Buci Conservation Area.

Consent is sought to reduce radial spread and /or selected limbs on four large Sycamore trees in the main garden to the west of the property, and one Lime tree in the northeast corner, and to reduce height and spread of one Bay tree closer to the house and near to the pavement of St Julian's Lane.

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

Consultations: Consultation letter sent to Adur District Conservation Advisory Group who replied that : "it was unanimously agreed that the application be approved".

Representations: None received.

Relevant Planning History

1977: The Kingston Buci Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town AND Country Amenities Act 1974 by Adur District Council on the 13th April 1977.

2008: Reduction and re-shaping works to sycamore, lime and ash trees (6 weeks prior notification)

2011: 6 weeks prior notification of works to trees in a Conservation Area (including felling conifer and crown lifting lime in front garden and works to 4 trees at rear)

2014: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 5 metres crown thin by up to 20% and reduce lower lateral limbs to clear adjacent tree by up 0.5 -1

metre on two Sycamore trees G1, crown lift up to 5 metres and thin up to 20% one Sycamore and one Ash of group G2, crown lift up to 5 metres and crown thin up to 10-15% one Sycamore T3, crown thin up to 20% and remove two selected branches to the south side on one Sycamore T4, to clear epicormic growth up to 7 metres on one Sycamore T5, and to crown lift up to 5 metres one Lime tree T6 in the Kingston Buci Conservation Area.

Planning Assessment
The Lime Bay and four Sycamore trees are visible from the road and make a contribution to the character of the area. The trees are:

Sycamores T1 (two trees)
The most prominent trees are a cohesive pair of Sycamore trees T1, growing in the centre of the west lawn. These trees are tall slender trees with multiple stems that emerge from 2 metres above ground level. The combined crown is high dense and moderately wide spread, with some laterals encroaching on the roof of the main building. The proposed works are to reduce radial spread by up to 0.5 metres, and remove selected limbs close to the main building and the adjacent Dove Cote.

Bay tree T3
This is a smaller tree growing in the southeast corner adjacent to an entrance gate within the wall, leading to the front garden. The tree is twin stemmed from ground level, with a narrow mostly upright crown. The proposed works are to reduce the height and spread by up to 1 to 1.5 metres, and remove one limb over the adjacent covered gate.

Sycamore T4 and T5
These are two tall well balanced mature trees growing along the northern boundary within a small boarder. They both have single stems to 5 to 6 metres, with dense high wide spread crowns. The proposed works for both trees are to reduce radial spread: on just one selected limb of tree T4, and reducing one limb over the Patio area and all other aspects by up to 1 to 2 metres on tree T5.

Lime tree T6
The Lime tree T6 has a stout single stem to 4 metres where it then divides into several smaller stems. The main stem is gnarled and has several areas of damage and decay. The main crown is dense with many smaller secondary branches some of which hang low over the neighbouring property. The proposed work for this tree is prune to allow clearance the roof of the neighbouring building.

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 Kingston Buci Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?
No

Case Officer: JDS Date: 06/06/2017

Authorised by: PD Date: 6.6.17