Development Management – Delegated Officer Report **Date; 13/06/23**

Application Number	**AWDM/0402/23**
Address	**Homehaven Court Swiss Gardens Shoreham-by-Sea West Sussex BN43 5WH**
Proposal	**Application for consent under Adur Tree Preservation Order No.162/06/72(Su) of 1972 to reduce crown height and radial spread by up to 2 to 2.5 metres one Beech tree T6.**

Date of site visit: 11/04/23

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

Proposal, Site and Surroundings

The application refers to a large mature Beech tree located near the entrance to the car parking area from Swiss Gardens. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread.

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

1972: Shoreham-by-Sea Urban District Council Tree Preservation order Number 162/6/72(SU) confirmed on 19/12/1972.

1995: Works to trees subject to Tpo. 162/6/72 (su) | Homehaven Court Swiss Gardens Shoreham-By-Sea. Application Permitted.

1996: Works on trees protected under Tpo. 162/6/72 (su) Application Permitted

2004: Works to trees protected under Tpo 162/6/72(su) | Application Permitted

2003: Felling Of 2 Sycamore Trees Subject To Tpo (162/6/72/Su) Application Permitted

2003: Crown reduction of ash tree, pollarding of poplar, & crown lifting and removal of limbs of Sycamore (tpo 162/6/72/su): Application Permitted.

2004: Works to trees protected under Tpo 162/6/72(Su) Application permitted

2006: Crown thin Ash tree (by 20%) and remove 2 lower limbs of Yew tree (subject to TPO 162/6/72/SU) Application Permitted

2008: Remove 2 lower limbs of Sycamore T1 overhanging SE boundary (TPO 162/6/72/SU) Application Permitted

2010: Works to beech, Sycamore and Poplar trees and felling of Poplar (TPO 162/6/72/SU) Application Permitted

2013: Application for consent under Tpo No. 162/6/72 (su) to fell 2 Poplar trees and replant with 2 Silver Birch; and to undertake selective pruning surgery to 12 Sycamore, 4 Ash, 3 Horse Chestnut, 2 Beech, 2 Hawthorn, 1 Cherry, 1 Elder, 1 Hornbeam, 1 Maple and 1 Yew tree. Status: Application Permitted

2013: Application to fell one Sycamore tree of group G1 and to crown lift up to 4 metres and reduce radial spread to clear property by up to 2 metres one Ash tree of group G1 Split Decision: Refuse felling of Sycamore tree of group G1.

2013: Application for consent under Adur District Council Tree Preservation Order No. 162/6/72(SU) of 1972 to reduce radial spread by up to 3 metres on Eastside to clear neighbouring property, reduce radial spread by up to 2 metres on all other aspects of crown, and reduce height by up to 2 metres on one Sycamore tree of group G1

2016: Application for consent under Adur Tree Preservation Order No.162/6/72 (SU) of 1972 to crown lift up to 4 metres one Himalayan Birch T1 and one Hawthorne T10, reduce crown height by up to 7 metres one Ash T24, remove epicormic growth on one Ash T3, to remove selected stem / limb on one Sycamore T15 and one Hawthorn T26 and to fell and replace one Sycamore tree T4, all of group G1.2018: Application for consent under Adur District Council Tree Preservation Order No. 162/6/72(SU) of 1972 to shorten tips of selected stems by up to 3m and lateral growth by up to 2m of four no. Sycamores (T9, T10, T18 & T20), to shorten tips of selected stems by up to 3m and lateral growth by up to 2m and removing central stem of one Sycamore (T14), to shorten tips of selected branches in the upper crown by up to 2m of one Ash (T35) and to remove small diameter branches to raise crown to 3m over pavement of one Birch (T36).

2021: Application for consent under Adur Tree Preservation Order No. 162/6/72 of 1972 to crown lift up to 4 metres one Birch tree T1, reduce radial spread by up to 1.5 to 2 metres Sycamore tree T15, remove selected secondary stem at 5 metres on northeast of Sycamore tree T17, remove two lowest limbs of Sycamore tree T21 and to reduce length of three limbs to the northeast by up to 1.5 to 2 metres Sycamore tree T23, all within group G1.

Planning Assessment

The tree is a large mature Beech growing near the Northwest corner of the grounds adjacent to the residents car park entrance from Swiss Gardens, close to the junction of Swiss Gardens and Freehold Street. The tree is prominent to the area, and can be seen from many views.

The tree has a large diameter single stem to 4 metres, where it divides into three main upright stems. The east and southern stems mostly persist to the top with the north stem dividing again from 7 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 2 to 2.5 metres. The works are to contain the size and spread of the tree crown, allow access beneath and allow more light and air to pass around the crown.

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

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. 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: 13/06/2023

Authorised by: PB Date: 13 June 2023