Development Management – Delegated Officer Report **Date; 18/01/23**

Application Number	**AWDM/1637/22**
Address	**Little Ravens Mill Lane Shoreham-by-Sea West Sussex BN43 5NA**
Proposal	**Application for consent under Adur Tree Preservation Order No.162/2/66(SU) of 1966 to reduce crown height and radial spread by up to 2 metres Walnut tree T1, reduce to previous pollard points Sycamore T6, to reduce crown height by up to 2 metres, reduce radial spread by up to 2 metres, Holly trees T8 T9 T10 & T11, and to fell and replace one Yew tree T13.**

Date of site visit: 16/01/23

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

Proposal, Site and Surroundings

The application refers to seven individual trees; one Walnut, Sycamore and Yew, and four Holly trees. The trees are in the garden area that runs from the front of Little Ravens on Mill Lane, running around the west of the property alongside an access roadway to the southwest end of the garden. The Sycamore T6 and Walnut T1 are the most prominent trees to view from Mill Lane. The other trees are visible as part of a group of trees. All of the trees contribute to the character of this section of Mill Lane, which is adjacent to the Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread Walnut tree T1,Holly trees T8 T9 T10 & T11, reduce to previous pollard points Sycamore T6 and to fell and replace Yew tree T13.

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

1993: Adur Tree Preservation order Number 13.53/1/93(SU) confirmed on 22/12/1993.

1998: Application to cut back 3 branches of Acer, cut off one branch of Cotoneaster and fell dead Elm Tree (TPO 13.53/1/93/SU)

2005: Application for crown reduction and thinning of trees subject to TPO 13.53/1/93(SU).

2014: Application for consent under Adur Tree Preservation Order 13.53/1/93(SU) of 1993 to reduce radial spread of crown and height of crown by up to 1.2 metres on one Walnut tree T1, reduce radial spread of crown by up to 1 metre and reduce height by up to 1.2 metres on four Holly trees T8 -T11, reduce radial spread of crown and height of crown by up to 1.5 metres on one Sycamore tree T6, one Prunus T7 and one Acer T12, reduce radial spread of crown and height of crown by up to 1 metre on one Yew tree T13

Planning Assessment

The trees are mostly medium sized trees growing to the west of the property, from Mill Lane to the south of the building. The trees form a screen from Mill Lane to the relatively recent developments of Little Ravens and St Judes, which are outside the Shoreham Conservation. The trees are prominent to the area, and can be seen from many views. The trees are:

Walnut tree T1
This tree is located to the north of the main building, close to the northern boundary of the front garden. The tree has a slightly curved single stem that persists to 6 metres, where the crown breaks, and a large equal sized secondary stem emerges. 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 metres. The works are to contain the size and spread of the tree and allow clearance to the carriageway of Mill Lane and the main building.

Sycamore T6
The Sycamore tree T6 is located slightly back from the northern boundary, approximately 3 metres west of the Walnut T1. The tree has a straight single stem to 3 metres, where it then divides into three upright scaffold stems that each persist to 8 metres, where previously pollarded / reduced. The main crown is dense and formed of mostly upright tall slender poles.

The proposed works are to reduce to previous pollard points to contain the size and spread of the tree and continue the previous management.

Holly trees T8 and T9
The four Holly trees are growing along the western boundary of the side garden, adjacent to the boundary wall, and the access lane to the property Mill Warbler, and the rear gardens of properties in Ravens Road and Southdown Road. The trees T8 and T9 are the largest and tallest of the four. Holly T8 has a single stem to 1 metre where it divides with some distorted growth, and two large main stems that mostly persist. The Holly tree T9 has a large diameter single stem that persists to 2 metres where it then divides into two: the West stem mostly persists, and the east stem divides again at 3.75 metres. The combined main crown is dense and wide spread.

The proposed works are to reduce crown height by up to 2 metres, reduce radial spread by up to 2 metres, Holly trees T8 and T9. The works are to contain the size and spread of the trees, but have been slightly overestimated and changed by conditions.

T10 & T11
The Holly trees T10 and T11 are two smaller younger trees growing further South, between T9 and the rear entrance gate from the adjacent access lane. T10 has a slightly leaning single stem to 2.5 metres, where it then divides into several stems. T11 has a straight single stem to 3 metres where it then divides into a cluster of slender tightly forked upright stems. The main crowns of both trees are dense and wide spread.

The proposed works are to reduce crown height by up to 2 metres, reduce radial spread by up to 2 metres, Holly trees T10 & T11. The works are to contain the size and spread of the trees, and have been amended by conditions.

Yew tree T13
This tree is located close to the southwest corner of the rear garden, close to the access drive, and the western boundary wall. The tree has a compound stem from ground level that begins to divide

from 0.5 metres, and becomes fully separated from 2 metres. Each of the stems support large laterals from 2.5 to 3 metres which have previously been reduced. The crown of the tree is broadly domed and can be seen from Mill Lane and the access road to the west of Little Ravens.

The proposed works are to fell and replace the tree, suggesting that it is damaging the adjacent flint wall. Although the wall is damaged, there is no evidence that the Yew tree is directly its cause and it may be possible to repair the wall without need to fell the tree. Therefore consent to fell and replace is refused.

The proposed works to Walnut tree T1, Sycamore tree T6, and amended works to Holly trees T8,T9 T10, and T11, 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.

Recommendation Split decision:

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works to the Walnut tree T1, hereby permitted, shall be restricted to;

   i Reduction in crown height and radial spread of up to 2 metres.

   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.*

3. The proposed works to the Sycamore tree T6, hereby permitted, shall be restricted to;

   i Re-pollard to previous points.

   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.*

4. The proposed works to the Holly trees T8 and T9, hereby permitted, shall be restricted to;

   i Reduction in crown height of up to 1 metre.

   ii Reduction in radial spread of up to 1 to 2 metres, 2 metres on the longest most protruding limbs.

   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.*

5. The proposed works to the Holly tree T10 and T11, hereby permitted, shall be restricted to;

   i Reduction in crown height of up to 1 metre.

   ii Reduction in radial spread of up to 1 metre.

   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.*

REFUSE for the reason(s):-

1. The Yew tree T13 is a prominent and established feature, which contributes positively to local character and landscape of the area, and its removal would be detrimental. There is no arboricultural or other acceptable reason provided which would justify the loss of this tree, as the possibility of repairing the wall without felling the tree has not been explored. Having regard to the maturity and stature of the tree and its prominence within the street scene, its removal is refused pending further evidence.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 18/01/2023

Authorised by: PB Date: 18/1/23