Expires 5/1/09.

Development Control – Delegated Officer Report

Application Number: ADC/0552/08 **Recommendation - Non-detrimental**

Site: **St Marys House St Marys Road Shoreham-by-Sea West Sussex**

Proposal: **6 weeks prior notification of removal of trees and reduction works to trees in Conservation Area**

The Application

A section 211 notice has been submitted giving six weeks prior notice of the intention to undertake works to a number of trees at St Marys House, Shoreham. This work involves the felling of four Elder trees, an Elm and a Sycamore, all due to being in poor condition. The other works involve general maintenance including crown lifting over neighbouring garages etc.

Consultations and Representations

Consultations/Comments

Jeremy Sergeant — No objection.

Third Parties

No 12 St Marys Close raises no objection.

Contributors

ADCAG raise 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
The trees are all somewhat overgrown and are sited within the rear garden of St Marys House. Some are visible above the rooftops and thus form a feature within the Conservation Area. The loss of the Elders, an Elm and a Sycamore is not considered to have a negative impact on the area. The other works prescribed to reduce, re-shape and crown lift are not considered to threaten their general amenity value. The only tree of note (T10) is a large Elm sited at the rear west corner of the garden which could well be considered worthy of a TPO at some stage however the works required are only for a 2m crown lift so it is not considered to be under threat. Given the protection afforded by the Conservation Area status it is not considered expedient to serve a TPO on it, or any of the other trees, at this stage.
Jeremy Sergeant has viewed the trees and raises no concern.

Recommendation

Do not make TPO

Case Officer:.....

Date:11/12/08

PB 12/12/08