Development Management – Delegated Officer Report **Date: 15/07/16**

Application Number	**AWDM/0738/16**
Address	**Homehaven Court Swiss Gardens Shoreham-by-Sea BN43 5WH**
Proposal	**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.**

Date of site visit: 14/07/16

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

Proposal, Site and Surroundings

The application refers to seven trees in the grounds of Homehaven Court Swiss Gardens: one in the frontage adjacent to Swiss Gardens, three near the Eastern border and three to the southeast of the main building.

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 area.

Consent is sought to crown lift one Himalayan Birch T1 and one Hawthorne T10, reduce crown height on 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 the trees are part of Adur TPO No.162/6/72 (SU) of 1972, and within group G1.

The reasons for the works are primarily in the interests of safety, abating nuisance 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

Planning Assessment

The trees are all part of group G1 of the Tree preservation Order No.162/6/72(SU) of 1972. This is a group that at the time of making the TPO surrounded the East Lake, which was part of the Gardens of The Swiss Cottage Public House. The trees are therefore mostly large matures, with some latter planted replacement trees. The group provides a back drop to the building and a screen for properties to the east of Swiss gardens. The trees to the southeast of the group provide a valuable screen between to the large buildings of Buckingham Street, and Homehaven.

The trees affected by the proposals are;

Himalayan BirchT1
The tree is single stemmed to 0.75 metres where it then divides into 3 to 4 main stems, that each divide at 2 metres. The main crown is dense and wide spread with some lower hanging secondary branches

The proposed works are to crown lift up to 4 metres, to allow access beneath the crown and to clear nearby footpaths.

Ash T3
The tree is single stemmed to 6 metres where it then divides into 2 main stems, that each divide at at 8 metres into large main stems. The main crown is dense and wide spread with some lower epicormic growth.

The proposed works are to remove the epicormic growth and Ivy to form a clear stem.

Sycamore T4
This tree is single stemmed to 6 metres where it then divides into 3 to 4 main upright stems that persist to the top of the crown. The main crown is dense and compact, and there is a distinct lean to the main bole. The proposed works are to fell and replace the tree. This based on extensive investigation by use of a Resistorgrath, to ascertain the trees condition. The report included with the

applications indicates that the cavity at the base of the tree on the south side is large enough to compromise the structure of the tree. It is therefore agreed that consent should be given to fell and replace the tree.

Hawthorn T10

The Hawthorn tree is growing on the small embankment to the east of the main building. The tree is single stemmed to 2.25 metres where it then divides into 2 upright parallel stems, that each persists to the top of the tree. The main crown is dense and wide spread with some lower hanging secondary branches.

The proposed works are to crown lift up to 4 metres, to allow access beneath the crown.

Sycamore T15

The tree is twin stemmed from ground level, with both stems being upright and persisting to the top of the crown. The main crown is dense and wide spread particularly to the south.

The proposed works are to remove the northern stem. This is due to splits and damage to the stem from ground level.

Ash T24

This is an over mature medium sized tree growing toward the southeast corner of the main building. The tree has a gnarled single leaning stem to 6 metres. The stem then becomes twinned with both stems having been historically “lopped” at 9 to 10 metres. From this point there are large upright more recent stems that extend for 7 to 8 metres. The crown is slightly flattened with only minimal foliage to east and west. The main stem has several areas of damage and decay.

The proposed works are to reduce or re-pollard the younger stems reducing the crown height by up to 7 metres. This work is to reduce weight and pressure on the main stem.

Hawthorn T26

The tree is multi- stemmed from ground level with the stems separating at 1 metre. The tree has four main stems, three which are upright, and one on the southeast side that is more lateral and extends into the garage area of Buckingham Street. The proposed works are to remove the wider spreading lateral limb on the southeast side that extends across the boundary wall. The works are to abate nuisance, and re-shape the tree.

These works in my opinion would be relatively minor in relation to the overall number size and form of the trees and would not significantly or adversely affect their appearance, amenity value or their contribution to the character of the area.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works to trees identified on the applicants plan as, T1, T3, T10, T15, T24 and T26 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.*

2. Proposed felling of the Sycamore tree of group G1, identified on the applicants plan as T4, and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

3. If within five years following replanting, any of the replacement trees die or become seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replaced tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 15/07/2016

Authorised by: Gary Peck Date: 15 July 2016