Development Management – Delegated Officer Report **Date; 05/06/20**

Application Number	**AWDM/0724/20**
Address	**1 Valentine Close Steyning Road Shoreham-by-Sea West Sussex BN43 5NR**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard back to previous pollard points at approximately 4 to 5 metres above ground level one Willow (T1) and to fell and replace one Japanese Cherry Blossom (T2) in the Old Shoreham Conservation Area.**

Date of site visit: 01/06/20

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

Proposal, Site and Surroundings

The application refers to two trees in the front garden, a large mature Willow located near the southern end close to the footpath of Steyning Road and its junction with St Nicolas Lane. The other is a smaller Japanese Cherry located within the canopy of the Willow, to the north along the fence line with Steyning Road. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to re-pollard the Willow to previous points, and to fell and replace the Cherry.

Consultations: Letters sent to Adur Conservation Area Advice Group whose members unanimously agreed to recommend “approval”

Representations: None received.

Relevant Planning History

1975: The Old Shoreham 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 the Adur District Council on the 17th November 1975 - Old Shoreham (area centred around St. Nicholas Church and including certain houses and their grounds adjoining parts of the Street, Adur Avenue, St. Nicholas Lane, Steyning Road, Upper Shoreham Road, Connaught Avenue and Old Shoreham Road, Shoreham-By-Sea). Amendment to Old Shoreham Conservation Area passed by Adur District Council 14th September 1993 - registered 23rd November 1993.

Planning Assessment

The trees are a large mature and a smaller younger tree growing in close proximity in the front garden adjacent to the pedestrian junction of Steyning Road, and St Nicolas Lane. The trees are prominent to the area, and can be seen from many views.

The trees are:

Weeping Willow tree T1
This tree is the larger of the two and the furthest south. The tree has a single stem to 2 metres, where it then begins to divide into several large diameter stems. The tree has an imbalance on the oldest main stems that extend west, with the eastern side being more upright. The main crown is dense and wide spread with some recently damaged branches having been removed.

The proposed works are to re-pollard back to previous pollard points at approximately 4 to 5 metres above ground level, and create some new pollard points to retain a balanced crown. These works are to contain the size and spread of the tree.

Japanese Cherry T2
The Japanese Cherry tree T2, is growing within the canopy of the adjacent Willow tree. The tree has a single stem to 1 metre, where it then divides with all secondary stems arching northward. All of the main stems, including the main stem have deep splits and severe decay. The main crown is dense and wide spread toward the north, minimal to the east and west with no growth to the south.

The proposed works are to fell and replace the tree, due to poor condition.

The works to the Willow tree T1, 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 Old Shoreham Conservation Area. The felling of the Cherry tree T2 in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 05/06/2020

Authorised by: PB Date: 5/6/20