Development Management – Delegated Officer Report **Date; 20/03/15**

Application Number	**AWDM/0117/15**
Address	**Land south of 1-2 West Lodge 201 Upper Shoreham Road Shoreham-by-Sea**
Proposal	**Application for consent under Adur Tree Preservation Order 2 of 1993: 13.53/2/93 (SU) to fell and replace one Horse Chestnut tree T14, and to pollard at 6 metres one Horse Chestnut tree T15.**

Date of site visit: 12/02/15

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

Proposal, Site and Surroundings

The application refers to two Horse Chestnut trees in the open space west of Southlands Way. The trees are on the northern boundary of the green close to East Lodge, the former entrance block of the Work House. The trees are part of an established prominent group of trees, which are part of in the street scene and make a significant contribution to the character and visual amenities of the Southlands Conservation Area.

Consent is sought to re-pollard tree T15 and fell and replace tree T14.

The reasons for the works are primarily in the interests of safety, light issues and amenity value.

Consultations: Adur District Conservation Advisory Group commented that they have no objections, subject to the Councils Inspector also being satisfied with the works.

Representations: Two received both objecting to felling of any trees in the area, one representation stating that the objection is only if the felling is due to any reason other than disease. Both correspondences regard the trees as an important feature of the area.

Relevant Planning History

1993: The Southlands Conservation Area was designated in 1993 and encompasses 1.4 hectares of the north-west corner of the Southlands Hospital site.

Planning Assessment

The trees are two large mature Horse Chestnut trees that form part of a line of trees along the northern side of the open space between East lodge and The Old Refectory. The trees are an established feature of the area, and contribute to its character.

The trees are;

Horse Chestnut T14
This is a single stemmed tree to 2.5 metres where it then divides into multiple large diameter stems, each of which have been pollarded at 6-7 metres. The resulting re-growth persists to the top of the crown. The crown is dense with mostly upright stems and some wider spreading secondary lateral limbs. The unions of the stems have many large open cavities, with one very large deep cavity on the south east side where a co-dominant third stem may have been lost.

The proposed works for this tree are to re- pollard to the last points at 6-7 metres above ground level. The works are to avoid possible failure of the large heavy stems, and to prolong the life of the tree.

Horse Chestnut T14
This tree has a singe stem to 3 metres which then divides into two with the pollard points at 6-7 metres. The lower stems are large wide diameter boles, with a upright habit. The crown is dense, compact and mostly upright with some secondary limbs that are lateral and wider spreading. The base of the tree has reported fruiting bodies of Ganderma austale, extending to around 1 metre from ground level. The wood on this part of the main trunk is decayed, and the root buttresses on the eastside are decayed and hollow. Due to the damaged sustained by the tree it is not possible for it to be retained.

The proposed works are to fell and replace this tree, for sound arboricultural reasons.

The works to the Horse Chestnut tree T15, in my opinion will be large in relation to the overall size and form of the tree and a significant amount of reduction will take place. However the affect on the tree will not be detrimental as the result will be to, prolong its life expectancy, and continue its contribution to the character of the Southlands Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works to Horse Chestnut tree T15, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, 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 Horse Chestnut tree T14, identified on the applicants plan as T1, 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?

Yes, one of the two representations received stated objection to felling of any trees, the other objection was to felling any trees for reasons other than being diseased.

Case Officer: JDS Date: 20/03/2015

Authorised by: PD Date: 23.3.15