Development Management – Delegated Officer Report **Date: 20/10/15**

Application Number	**AWDM/1341/15**
Address	**St Pauls Lodge 2-4 Southdown Road Shoreham-by-Sea BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to remove 2 low branches on the west side, crown thin up to 20% and prune to give clearance of up to 2 metres one Oak tree T1, and to fell one Monterey Cypress tree T2 in the Shoreham Conservation Area.**

Date of site visit: /15

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

Proposal, Site and Surroundings

The application refers to two trees in the rear grounds of the residential home of St Paul's Lodge. The eastside of the complex has a landscaped area, in which the trees are to the north end – Monterey Cypress T2 and close to the southern end - Oak tree T1.

The trees are part of an established group of trees, which are part of in the area and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce the radial spread of the Oak tree and to fell the Cypress tree.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1993: The property is within the extension to Shoreham-by-Sea Conservation Area designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Adur District Council on 23rd November 1993. ***This charge includes properties within the previously made Shoreham Conservation Area designated May 1971.

2012: Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce one Norway Maple by 1.5 metres; to crown reduce by 0.75 metre and remove small crossing branches on one Bird Cherry; to crown reduce by 0.75 metre to 1 metre one Red Oak; to reduce by 0.5 metre to 1 metre one Apple; to reduce by 0.5 metre one multi stemmed evergreen; and to reduce by 0.75 metre one Hawthorn (Trees within the Shoreham Conservation Area).

Planning Assessment

The trees are small to medium sized early matures growing in the grounds to the east of the main building. The trees can be seen from some views from Southdown Road and Hebe Road. The Oak tree T1 has a single stem that persists to the top of the tree, with some large secondary limbs emerging from 1.5 metres. The main crown is mostly upright with some more lateral limbs lower on the tree.

The proposed works are to remove the two lowest limbs on the west side that grow toward the main building and are low over the footpath. Additional works are to crown thin by up to 20% and further prune to give clearance to the building by up to 2 metres. These works are to abate nuisance, allow access beneath the tree and re-shape the crown.

The second tree is a Monterey Cypress growing on the northern boundary of the property. The tree is twin stemmed from ground level with a wide spreading array of stems at 1.8 to 2 metres. There are a group of more upright central stems, which also have some medium sized lateral branches. The tree is slightly squat, with a dense bushy crown. The proposal for this tree is for it to be removed, claiming it is too big for its location. Although the tree is not particularly large or misplaced, its general form is poor and it is unlikely to form a tree of interest, or importance to the Shoreham Conservation Area. Therefore it is recommended that consent is given for its removal. As the tree is not dying or dangerous a replacement is not required.

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 the appearance, amenity value or character of the Shoreham Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, 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*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 20/10//2015

Authorised by: Gary Peck Date: 20 October 2015