Development Management – Delegated Officer Report **Date; 27/02/17**

Application Number	**AWDM/0154/17**
Address	**Land south of 1-2 West Lodge 201 Upper Shoreham Road Shoreham-by-Sea**
Proposal	**Application for consent under Adur Tree Preservation Order No.2 of 1993: 13.53/2/93 (SU) to crown lift up to 4 metres, reduce radial spread by 1.5 to 2.5 metres and remove epicormic growth on two Horse Chestnut trees T17 & T18, to crown lift up to 4 metres two Horse Chestnut trees T9 & T19 to crown lift up to 4 metres, reduce crown height 3 to 4 metres, reduce radial spread by 1.5 to 2.5 metres remove epicormic growth and prune to clear lamp by up to 0.5 metres one Horse Chestnut tree T10, to reduce crown height 2.5 to 3.5 metres reduce radial spread by 1.5 to 2.5 metres and remove epicormic growth two Horse Chestnut trees T11 & T13, and to crown lift up to 3 metres and remove epicormic growth on one Horse Chestnut tree T16.**

Date of site visit: 06/02/17

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

Proposal, Site and Surroundings

The application refers to eight large mature Horse Chestnut trees on the Public Open Space adjacent to the Old Rectory, within in the Southlands Conservation Area. The trees are around the perimeter of the main green and on tree close to small Play Area. The trees are a prominent feature of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to crown lift, and carry out crown reduction in both height and radial spread, by varying amounts to all eight trees.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1993: Adur District Council Tree Preservation order 13.53-2-93 (SU) of 1993 confirmed on 22/12/1993

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

2015: 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.

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 T9

T9 is to the far northeast of the Open Space, adjacent to the small Play Area near Southlands Way. This is a single stemmed tree to 3 metres where it then divides into 3 to 4 large diameter stems, each of which have been pollarded at 8 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 proposed works for this tree are to crown lift up to 4 metres. The works are to provide clearance beneath the crown.

Horse Chestnut T10

This tree is to the southeast of the main Open Space, adjacent to footpath linking East and West Lodge to the Old Rectory. The tree is single stemmed tree to 3 metres where it then divides into 3 to 4 large diameter stems, each of which have been pollarded at 6 to 8 metres. The resulting re-growth consists of long slender stems to the top of the high crown. The main crown is dense with mostly upright stems and some wider spreading secondary lateral limbs.

The proposed works are to reduce crown height by up to 3 to 4 metres, reduce radial spread by 1.5 to 2 metres, crown lift up to 4 metres, and prune to clear Street Lamp. The works are to contain the size and spread of the crown, and reduce weight on the lower unions.

Horse Chestnut T11

Horse Chestnut tree T11 is on the south side of the green, close to the Cycle Store of Swift House. This tree is single stemmed tree to 4 metres where it then divides into multiple large diameter upright tightly forked stems. The main crown is dense with mostly upright stems and some rubbing and crossing limbs.

The proposed works are to reduce crown height by up to 2.5 to 3.5 metres, reduce radial spread by up to1.5 to 2 metres, and crown lift up to 4 metres. The works are to contain the size and spread of the tree.

Horse Chestnut T13

T13 located to the centre of Eastern side of the main Open Space, adjacent to footpath linking East and West Lodge to the Old Rectory. This tree has a slightly smaller single stem tree to 3 metres where it then divides into multiple stems, each of which have been pollarded at 5 metres, forming a mostly compact crown.

The proposed works are to reduce crown height by up to 2,5 to 3.5 metres, reduce radial spread by up to 1.5 to 2 metres, crown lift up to 4 metres. The works are to contain the size and spread of the crown, and allow access beneath the crown.

Horse Chestnut T16
This tree is growing along the north side of the main Open Space, adjacent to access path for the rear of East Lodge. The tree is single stemmed tree to 3.5 metres where it then becomes twin to the formative pollard point at 4.5 metres. From 4.5 metres there several stems that extend to 8 metres where the crown was recently pollarded. The main crown is small with minimal re-growth.

The proposed works are to crown lift up to 4 metres only, to keep the lower section of the tree clear.

Horse Chestnut T17
This is the next tree westward along the access path for the rear of East Lodge. This is a much larger tree with a slender single stem to 4 metres where it then divides into several stems, each of which have been pollarded at 8 metres. The resulting re-growth consists of long slender stems that extend to 12 metres where they have previously been reduced. The main crown extends for another 3 to 4 metres as a dense mostly upright crown, with wider spreading secondary laterals.

The proposed works are to reduce crown height by up to 2.5 to 3.5 metres, reduce radial spread by 1.5 to 2 metres, and crown lift up to 4 metres. The works are to contain the size and spread of the tree, and allow access beneath the crown.

Horse Chestnut T18
T18 is adjacent to the southwest corner of West Lodge, south of the rear access path. This tree is single stemmed to 3 metres where it then divides into multiple large diameter stems, each of which have been pollarded at 8 metres. The resulting re-growth consists of long slender stems that continue up to the reduction point at 8 metres. The main crown is dense, compact and upright.

The proposed works are to reduce crown height by up to 2.5 to 3.5 metres, reduce radial spread by 1.5 to 2.5 metres, and crown lift up to 4 metres. The works are to contain the size and spread of the crown, and reduce weight on the lower unions.

Horse Chestnut T19
T19 is the furthest tree west adjacent to the southwest corner of the main Open Space, adjacent to footpath linking Upper Shoreham Road to Coral Close. The tree is single stemmed to 2.5 metres where it then divides into 3 main large stems, each of which have been pollarded at 6 metres. The resulting re-growth consists of long slender stems that continue up to the top of the crown. The main crown is dense and wide spread.

The proposed works are to crown lift up to 4 metres only, to keep the lower section of the tree clear.

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

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works, 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.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 27/02/2017

Authorised by: PD Date: 28.2.17