Development Management – Delegated Officer Report **Date; 25/03/15**

Application Number	**AWDM/0142/15**
Address	**Land West of 9 Brunswick Road Shoreham-by-Sea BN43 5XN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread of lowest limbs by up to 1 metre crown lift up to 4.5 metres one Elm tree T1 and to reduce radial spread of lowest limbs by up to 1-1.5 metres crown lift up to 5 metres one Elm tree T2 in the Shoreham Conservation Area.**

Date of site visit: 13/02/15

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

Proposal, Site and Surroundings

The application refers to two Elm trees in the rear garden areas of St Mary's House and 5 to 9 Brunswick Road Shoreham-by-Sea. The trees are along the northern boundary of the area adjacent to the stone wall between the grounds and the Royal Mail Depot of 11-17 Brunswick Road. 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 Shoreham Conservation Area.

Consent is sought to crown lift up and reduce radial spread of lower limb of both trees.

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

Consultations: Consultation letters sent to the Adur Conservation Advisory Group. Who unanimously approved the application, subject to the Councils Inspector also being satisfied with the works.

Representations: None received.

Relevant Planning History

1971: The Shoreham-by-Sea Conservation Area was originally designated in May 1971 covering an area encompassing the shopping areas of High Street, East Street and Brunswick Road; the areas surrounding St Mary's Church; and the adjoining residential areas.

Planning Assessment

The trees are one medium to large sized early mature Elm to the east of the grounds T1, and a much larger older Elm growing in the North West corner of the grounds T2. Both trees are visible from the road, T2 being visible from many views around the area. The trees do make a significant contribution to the character of the Shoreham Conservation Area.

Elm tree T1
This is a single stemmed tree to 5 metres where the stem then divides into several large heavy main stems. The crown is wide spread and open with some over extended secondary limbs that arch over forming low hanging branches within the car parking area of 11 – 17 Brunswick Road.

The proposed works are to reduce the radial spread of the lowest limbs by up to 1 metre, and to crown lift up to 4.5 metres. The reduction in radial spread will remove most of the low hanging foliage, with the crown lifting ensuring there suitable clearance beneath the tree.

Elm tree T2
The Elm tree in the North West corner of the grounds is a much larger tree with an overall height of up to 18 metres. The tree is multi stemmed from ground level with slender slightly arching stems. The tree has several large lateral scaffold limbs that extend widely over the main depot of 11 – 17 Brunswick Road. These limbs also have many low hanging secondary branches.

The proposed works are to crown lift up to 5 metres, and reduce the radial spread of the lowest limbs by up to 1 – 1.5 metres. The works are to ensure there suitable clearance beneath the tree, and reduce its overhang to the depot and buildings.

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 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: 25/03/2015

Authorised by: PD Date: 30.3.15