Development Management – Delegated Officer Report **Date: 21/09/15**

Application Number	**AWDM/1264/15**
Address	**St Mary's House St Mary's Road Shoreham-by-Sea BN43 5ZA**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift to give clearance of up to 2.5 metres to adjacent buildings, one Elm tree in the Shoreham Conservation Area.**

Date of site visit: 25/08/15

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

Proposal, Site and Surroundings

The application refers to one large mature Elm tree in the rear garden of St Mary's House St Mary's Road Shoreham-by-Sea. The tree is in the northwest corner of the garden, adjacent to the stone wall between the grounds and the Royal Mail Depot of 11-17 Brunswick Road and the rear of the garages of St Mary's Close. The tree is a 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 to give clearance to the roofs of adjacent buildings.

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

Consultations: None.

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.

2015: 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.

Planning Assessment

The Elm tree is in the North West corner of the grounds is large mature tree with an overall height of up to 18 metres. The tree is has a massive single stem, that is directly adjacent to the tall flint wall,

that extends to 5 metres from ground level. The first large diameter limb is on the eastside at 3 metres. The main stem divides at 5 metres into an array of large stems, with three to four more upright central trunks. The tree has several large lateral scaffold limbs that extend widely over the main depot of 11 – 17 Brunswick Road, and across the garage block of St Mary's Close. These limbs also have many low hanging secondary branches.

The proposed works are to crown lift up to clear the adjacent buildings by up to 2.5 metres. The works are to ensure there suitable clearance beneath the tree, and reduce its overhang to the depot and surrounding buildings. The previous works although similar where limited to the limbs overhanging the Royal Mail Depot of 11-17 Brunswick Road only, and did not affect the small work shop or the adjacent garages.

These works 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 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: 21/09/2015

Authorised by: Gary Peck Date: 21 September 2015