Development Management – Delegated Officer Report **Date; 13/02/24**

Application Number	**AWDM/1638/23**
Address	**27 Middle Street Shoreham-by-Sea West Sussex BN11 5AE**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce spread by up to 3 metres, crown lift up to 2.5 metres, one Beech tree, and to reduce radial spread by up to 0.5 metres one Magnolia tree in the Shoreham Conservation Area.**

Date of site visit: 10/01/24

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

Proposal, Site and Surroundings

The application refers to a small Magnolia and a larger Copper Beech that are both growing in the rear garden. The trees are of varying prominence and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce radial spread and crown lift the Copper Beech tree and to reduce radial spread of the Magnolia.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

Representations: None received.

Relevant Planning History

1971: The Shoreham Conservation Area was designated in May 1971.

2009: Crown reduction of Field Maple and reduction (by 40%) of Leylandii to give appearance of hedge (6 weeks prior notification of works to trees in Conservation Area). Permitted.

2012: Section 211 notice under the Town and Country Planning Act 1990 to fell Maple and Leylandii in rear garden of 27, Middle Street (6 weeks prior notification of tree works in a Conservation Area). Permitted.

2013: Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce radial spread by up 3 metres and crown reduce height by up to 2.5 metres on one Copper Beech tree in the Shoreham Conservation Area

2018: Section 211 Notice under the Town and Country Planning Act 1990 to reduce in height and elevation by 20% one Copper Beach tree (labelled 1) and radial prune one Magnolia (labelled 2) all within the Shoreham Conservation Area.

Planning Assessment

The trees are one small Magnolia on the Southern boundary of the rear garden close to the main building and a larger more mature Copper Beech growing in a divided section of the rear garden at its Western end, adjacent to the rear gardens of properties in Johns Street. The trees both have limited public views, but are part of the Shoreham Conservation Area. The trees are:

Copper Beech T1
This tree has a single stem to 4 metres that reduces in size from 2 to 3 metres. At 4 metres it begins to divide with the main scaffold stems and limbs having been repeatedly reduced at 8 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread by up to 3 metres and crown lift up to 2.5 metres. The works are to contain the size and spread of the tree and continue with its management regime.

Magnolia T2
This is a smaller tree growing close to the southern boundary wall and nearer to the main building. The tree has a single stem that is clear to 1.2 metres and persists to 3.75 metres, where it begins to divide. The main crown is dense and wide spread.

The proposed works are also to reduce overall by up to 0.5 metres. The works are to contain the size and spread of the tree.

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

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 13/02/2024

Authorised by: PB Date: 13/2/24