Development Management – Delegated Officer Report **Date; 27/09/17**

Application Number	**AWDM/1229/17**
Address	**Southern Cross The Street Shoreham-By-Sea BN43 5NJ**
Proposal	**Application for consent under Adur Tree Preservation No. 162/4/83/SU to fell and replace one Sycamore tree T2.**

Date of site visit: 14/09/17

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

Proposal, Site and Surroundings

The application refers to a large mature Sycamore tree growing near the north east corner of the rear garden. The tree is close to the main building and boundaries of neighbouring properties. The tree is visible from the street scene and makes a contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to fell and replace the tree.

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

Consultations: None.

Representations: Three representations of support have been received from nearby neighbours. The letters claim the tree has low amenity value, is only partially visible from the road.

Relevant Planning History

1975: The Old Shoreham Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974 by the Adur District Council on the 17th November 1975 - Old Shoreham (area centred around St. Nicholas Church and including certain houses and their grounds adjoining parts of the Street, Adur Avenue, St. Nicholas Lane, Steyning Road, Upper Shoreham Road, Connaught Avenue and Old Shoreham Road, Shoreham-By-Sea). Amendment to Old Shoreham Conservation Area passed by Adur District Council 14th September 1993 - registered 23rd November 1993.

1998: Crown Raising & Thinning Of Sycamore Trees Subject To Tpo 162/4/83/Su And Removal Of Small Self-Seeded Trees.

2008: Fell sycamore tree T2 and reduce height (by 33%) of group of 10 sycamore trees G2 (subject to TPO 162/4/83/SU) Refused.

2009: Removal of fir tree in front garden (6 weeks prior notification of works to tree in Conservation Area)

2009: Height reduction of sycamore trees (subject to TPO 162/4/83/SU)

Planning Assessment

The tree is a large mature growing in the northeast of the rear garden, on sloped ground, where the property line tapers forming a slightly restricted area between the boundary walls and fencing, and the eastern side of the main building. The tree is prominent to the area, and can be seen from many views.

The tree has large diameter single stem single stem to 7 metres where it then divides into short stems. The main scaffold limbs have several right angled and distorted areas of growth. The crown is asymmetrical, although a thick incursion of Ivy adds to the density and irregular form, there are several protruding limbs and angled growth patterns that reduce the amenity of the tree. The trees proximity to the main dwelling restricts the amount of lateral growth that might be required to form a more natural shape. The tree is in reasonable health and although the growth pattaerns may become a future compromise, there are no imminent safety concerns.

The proposed works are to fell and replace the tree.

These works were previously refused in 2008. The observations made at the time were;

“The individual sycamore located near the main house (T2) is a tall specimen with the majority of the crown at a height of approximately 10 metres. This is due to two lower branches having been removed under SU/39/98. The applicants wish to remove this tree on the grounds that it is sited too close to their house and conservatory, appears to be uplifting part of their terrace, and is a danger to property. The Council’s tree advisor has viewed the tree and remarks that it is in good health with strong growth in the crown.

It is considered that this tree is in better condition than when the TPO was placed on it in 1983. Much of the ivy that was strangling it has been removed and it is now a strong feature within the localised area. It is not considered that the applicant’s reasons for its removal are entirely valid in light of the fact that the tree has been in situ longer than the house and the newly built conservatory (approved under SU/229/00). Given that it is clearly in good health it is therefore not considered to pose significant risk to property sufficient to warrant its removal. Its amenity value remains a priority.”

The main considerations of tree health and possible damage to the property have not changed, however the tree’s crown has developed into an unconventional shape, which cannot be effectively restored through tree works. Also given that this has happen over the last nine years suggests that Sycamore tree T2 is unlikely to become as visually pleasing as the tall slender curved trees of group G2. Therefore it is recommended that consent is given.

These works in my opinion would be relatively minor in relation to the overall number of publicly visible trees and would not significantly or adversely affect the appearance, amenity value, or character of the Old Shoreham Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1 Proposed felling of Sycamore tree T2 and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and

position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

Reason: *In the interest of visual amenity.*

2 If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replaced tree, unless the Local Planning Authority gives written approval to any variation.

{\b Reason}: {\i In the interest of visual amenity.}

Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 27/09/2017

Authorised by: PD Date: 27.9.17