Development Management – Delegated Officer Report **Date; 16/11/15**

Application Number	**AWDM/1508/15**
Address	**Rivington The Street Shoreham-by-Sea BN43 5NJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial spread to two Apple trees T1 & T2 and one Pear tree T3, reduce radial spread by up to 1 metre on one Leylandii tree T4, reduce radial spread up to 0.5 metre, and crown thin up to 10% one Larch tree T5, re-pollard to original points one Contorted Willow tree T6, and to prune to clear building by up to 1 metre and reduce height and radial spread by 0.5 to 1 metre one Holly tree T7 in the Old Shoreham Conservation Area.**

Date of site visit: 01/10/15

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

Proposal, Site and Surroundings

The application refers to seven trees in the rear garden of the property. The trees are part of a group of trees, which make a contribution to the character and visual amenities of the Old Shoreham Conservation Area. The most significant tree is the Larch T5, which is visible from the public highway and from St Nicholas Church Yard.

Consent is sought to carry out to reduce height and / or radial spread to six trees and to re-pollard to original points one Willow tree.

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

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.

2012: Works to various trees at front and rear (6 weeks prior notification of works to trees in a conservation area)

Planning Assessment

The trees are small immatures growing in the rear garden, all adjacent to the boundaries, apart from the Contorted Willow T6 which is a more central feature of the garden.

The trees are;

Fruit trees (2 Apple 1 Pear) T1 T2 and T3
This is a group of cultivated fruit trees growing along the northern boundary of the rear garden. The three trees are intertwined and form a combined crown from ground level. The proposed works are to reduce the crown height and spread by up to 1-2 metres, in the interest of cultivation and fruit production.

Leylandii tree T4
This is a bright form Leylandii growing near to the northwest corner of the property. The tree is supported on a single stepped stem, which is elongated and horizontal to the 1 metre, where it then divides into multiple stems. The foliage emerges from 1 metre and is shallow at first but growing deeper into the crown at higher levels. The proposed works are to reduce the radial spread by up to 1 metre. This is to contain the size and spread of the tree.

Larch T5
The Larch tree T5 is the most significant of the seven trees, and has attained a reasonable height with a good form to its crown. The tree is single stemmed with secondary branches from 2 metres, and a main single leader that persists to the top of the tree. The proposed works are to reduce the radial spread by up to 0.5 metres and to crown thin up to 10%. These works are to contain the spread and re-shape the lower sections of the crown.

Contorted Willow T6
This tree is located slightly further into the garden that the other trees. The type of Willow has corkscrew leaves and twisted smaller twigs and branches. This tree is single stemmed to 1 metre where it then divides into several main stems, each of which have been pollarded at 2.5 metres. The proposed works are to re-pollard the tree to the original points, to continue the previous maintenance regime.

Holly T7
This is single stemmed tree with a main central bole that persists into the top of the crown. The tree is a small immature growing close to the southwest corner of the main building. The proposed works are to reduce radial spread by and crown height by up to 0.5 to 1 metre. This is to provide clearance from the building and 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 their appearance, amenity value, or their contribution to the character of the North Lancing 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: 16/11/2015

Authorised by: PD Date: 20.11.15