Development Management – Delegated Officer Report **Date; 13/11/23**

Application Number	**AWDM/1364/23**
Address	**Shoreham Library St Marys Road Shoreham-by-Sea West Sussex BN43 5ZA**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread to allow clearance to building of up to 1.5 metres one Rowan T2, prune to allow clearance to streetlight of up to 1.5 metres London Plane T3, to reduce radial spread by 4 metres to side of footpath one Purple Plum T4, and to fell and replace one Conifer and one Elder tree of group G1 in the Shoreham Conservation Area.**

Date of site visit: 12/10/23

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

Proposal, Site and Surroundings

The application refers to one medium sized Rowan on the Western side of the complex, and one large mature London Plane, and three smaller younger trees: a Purple Leaved Plum an Elder and one Conifer on the Eastern side. The trees are of varying prominence to the street scene and make a differing amount of contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce radial spread to allow clearance to building one Rowan T2, prune to allow clearance to streetlight London Plane T3, to reduce radial spread to side of footpath one Purple Plum T4, and to fell and replace one Conifer and one Elder tree of group G1

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

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

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 branches on east side by 1.5 - 2 metres on branches up to 8 metres above ground level, on one London Plane tree in the Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 3 metres, and clean crown Monterey Cypress tree, crown thin 25% and prune to allow clearance to building of up to 2 metres Sycamore tree T676, prune to allow clearance to building of up to 2 metres Silver Birch tree T678, crown clean Norway Maple T677, and to fell and replace Rowan tree T675 in the Shoreham Conservation Area.

Planning Assessment

The trees are a medium sized Rowan growing in a formal border on the Southwest corner close to the junction of Pond Road and Church Road, a large fully mature London Plane, and a small mature Purple Leaved Plum growing within the pavement of Church Road to the Southeast corner of the complex, and a Conifer and Elder growing to the east of the main building, adjacent to the public footpath. The Rowan and London Plane are the most prominent to the area, and can be seen from many views.

The trees are:

Rowan T2
This tree has a single stem to 2.25 metres, where it then divides into three main secondary stems, with additional large stems from 1.75 metres that achieve an equal height in the crown. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread to allow clearance to building of up to 1.5 metres, so as to abate any possible future nuisance.

London Plane T3
The Plane tree T3 has a large diameter single central stem that persists to 4 metres where it becomes multi stemmed with some large diameter scaffold limbs. The crown is wide spreading with multiple spires attaining the same height giving the crown a slightly flat top. The crown is dense with some over extended secondary branches, some of which arch over to hang low at the outer edges of the crown.

The proposed works are to prune to allow clearance to the adjacent streetlight of up to 1.5 metres.

Purple Plum T4
This tree is one of three Purple Leaved Plums growing in a small border within the pedestrian area to the southeast of the main building. The tree has foliage from ground level and branches that are mostly to the east. The main crown is intertwined with the two other trees forming a combined crown that is dense and wide spread with laterals to the east being over the paved area.

The proposed works are to reduce radial spread by 4 metres to the east to allow clearance to the pavement and footpath.

Conifer tree of group G1
Group G1 consists of two trees that are intertwined from near ground level. The Conifer tree emerges from ground level to the north of the group, and has a mass of sprawling stems, where the tree was previously severely reduced. The higher upright growth is mostly thin spindly growth.

Elder tree of group G1
This tree has three main larger stems that emerge from ground level, within the spread of the Conifer tree. The two outer stems lean outward to the north and south, twitch the central stem having been damaged or reduced at 0.25 metres above ground level. The tree does not have a main crown, with the two outer stems forming separate spires that are each dense and wide spread.

The proposed works for the Conifer and the Elder tree of group G1 are to fell and replace, due to poor condition.

The works to the Rowan London Plane and the Purple Leaved Plum tree, will in my opinion 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 contribution to the character of the Shoreham Conservation Area.

The works to the two trees of group G1, will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the Conservation Area will be compensated with the provision of replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 13/11/2023

Authorised by: PB Date: 13/11/23