Development Management – Delegated Officer Report **Date; 06/03/19**

Application Number	**AWDM/0051/19**
Address	**Shoreham College St Julian's Lane Shoreham-by-Sea West Sussex**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/3/00/SU of 2000 to reduce radial spread by 1 to 2 metres, crown lift up to 5.5 metres over highway and thin by up to 15% four trees: Maple T4, and Limes T5 & T7, and prune to allow clearance to cables within the crown Lime T5, to reduce radial spread by 2 to 3 metres, crown lift up to 5.5 metres over highway and thin by up to 15% Ash trees T8 & T9, to remove deadwood from Rowan trees T29 to T33, and Holm Oaks T28 & T27, and to fell and replace one Rowan tree T30.**

Date of site visit: 21/01/19

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

Proposal, Site and Surroundings

The application refers to two distinct areas of trees within the grounds of Shoreham College, to the North and Southeast of the main playing fields. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Kingston Buci Conservation Area.

Consent is sought to carry out various works including reduction in radial spread crown lifting crown thinning and removal of deadwood to nine trees, and to fell and replace one Rowan tree T30.

Consultations: None.

Representations: One representation from nearby neighbour requesting extensive works be carried out to the southern row of trees, and in support of the existing works.

Relevant Planning History

1977: The Kingston Buci 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 Adur District Council on the 13th April 1977.
1995: Works To Trees Subject To Tpo 162/5/72 (Su)
2000: Adur Tree Preservation order Number 13.53/3/00/SU made 2000.
2004: Works To Trees Subject To T.P.O Ref 13.53/3/00/Su On West Side Boundary (Adj. New Sports Hall)
2009: Pollard 1 x Holm Oak, reduce by 40% and crown clean 3 x Holm Oaks, remove to height of 3m 1 x Holm Oak and reduce and crown clean Poplars (all subject to TPO/13.53/3/00/SU) on western boundary of site
2010: Felling of Horse Chestnut facing St Julians Lane and reduce Holm Oak by approximately 95% facing Kingston Lane (subject to TPO 13.53/3/00/SU)

2018: Application for consent under Adur Tree Preservation Order 13.53/3/00/SU of 2000 to reduce radial spread on northern side by 2 to 4 metres, and reduce height by up to 2 to 7 metres, 16 Poplar trees, 2 Ash trees and 3 Sycamore of group G1, to reduce radial spread over carriage way by between 2 to 4 metres, and remove selected lowest limbs on Holm Oak trees T22, T13 & T14, to reduce up to reduce radial spread by 1 to 2 metres, and reduce height by up to 3 metres, and crown thin up to 15% Holm Oak trees T52 T53 T54 & T55, to reduce height and radial spread of one Holm Oak T3, to reduce two large secondary stems by up to 40% one Holm Oak T59, to Pollard one Poplar T12, and to fell and replace one Holm Oak T56.

Planning Assessment

The trees are mostly large fully matures lining the boundaries to the north and south of the playing fields. The trees are prominent to the area, and can be seen from many views. The trees are:

Holm Oaks T27 & T28 and Rowan T29 & T33
These trees are located toward the southern boundary of the grounds adjacent to the railway land. The trees are large tall matures, with wide spreading crowns. The works to these four trees are to remove deadwood. The works are for the safety of users of the playing fields.

Rowan T30
This tree is also located toward the southern boundary of the grounds adjacent to the railway land. The tree is a large tall mature, with a wide spread crown. The main central stem, that supports most of the crown, has become decayed with dead wood extending deep into the large single main bole.

The proposed works are to fell and replace the tree, due to a severely compromised main stem.

Maple T4
This tree is to the west of the row of trees that line the southern boundary of the grounds adjacent to St Julian's Lane. The Maple tree T4 is has a single stem to 6 metres, where it then divides into 2. The first significant lateral emerges at 2.25 metres. The main crown is dense and wide spread forming a slightly squat profile to the tree.

Lime T5
The Lime tree T5 is slightly further north, closer to the low boundary wall adjacent to St Julian's Lane. This is a larger tree, with a single stem to 4 metres, that is clear to 2.25 metres, and forms a wide array of smaller stems from 4 metres. The main crown is dense and wide spread with some lower hanging laterals.

Lime T7
This tree has a single stem to 5 metres, where it then becomes twin stemmed, each dividing several times to the top. The main crown is dense and slightly more compact than the other trees.

The proposed works for trees T4 T5 and T7 are to reduce radial spread on the northern side by up to 1 to 2 metres, crown lift up to 5.5 metres, and crown thin up to 15%. These works are to contain the spread of the tree, allow access beneath and allow more light and air to pass through the crown. Additionally works are proposed to prune to allow clearance to cables within the crown of up to 0.5 metres on Lime tree T5.

Ash T8
The Ash tree T8 has a single stem to 4 metres, where it then divides into two with a wide "Y" shaped union. The eastern side stem continues mostly laterally, with the western stem being more upright and ascending. The main crown is dense and wide spread.

Ash T9
Located at the eastern end of the row, close to the junction of St Julian's Lane and Kingston Lane, this is a larger more mature tree. The tree has a large diameter single stem to 3.5 metres, where it then divides into several stems that each extend to form a wide array of branches. The main crown is dense and very wide spread with over extended laterals.

The proposed works for both Ash trees are to reduce radial spread on north side by up to 1 to 3 metres, crown lift up to 5.5 metres, and crown thin up to 15%. The works are to contain the spread of the trees, allow access beneath and allow more light and air to pass through the crowns.

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 contribution to the character of the Kingston Buci Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works to trees T4 to T29 and T33, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority 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.*

2 Proposed felling of the Rowan tree T30 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.*

3 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 replacement tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 06/03/2019

Authorised by: PB Date: 7/3/19