Development Management – Delegated Officer Report **Date; 19/04/16**

Application Number	**AWDM/0323/16**
Address	**28 Mil Lane Shoreham-by-Sea BN43 5AG**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread and crown height by up to 1 to 2 metres one Holm Oak tree T1 in the Shoreham Conservation Area.**

Date of site visit: 15/03/16

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

Proposal, Site and Surroundings

The application refers to a single Holm Oak tree in the rear garden. The tree is in the southwest corner of the garden which is raised above the level of the road, with retaining walls to the north and south adjacent to a Public Footpath and the pavement of Mill Lane.

The tree is a part of the street scene and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce radial spread and reduce crown height.

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

1971: Extension to Shoreham-by-Sea Conservation Area designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Adur District Council on 23rd November 1993. ***this charge includes properties within the previously made Shoreham Conservation Area designated May 1971.

Planning Assessment

The tree is a small to medium sized mature growing in the raised peninsular of the rear garden. The tree has a single stem to 1.5 metres that divides widely with two main stems angled away from each other. Both stems break into the main dense bushy crown at 3 metres. The tree appears to have been repeatedly reduced to form a tight domed crown. The proposed works are to continue with this management regime.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Shoreham 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: 19/04/2016

Authorised by: PD Date: 22.4.16