Development Management – Delegated Officer Report **Date; 08/06/18**

Application Number	**AWDM/0697/18**
Address	**34 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell one Yew tree and reduce height of one Bay tree, one Laurel tree, and two Pittosporum trees all by 2-3m and reduce height of one Leylandii tree by 40% all within the Shoreham Conservation Area.**

Date of site visit: 22/05/18

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

Proposal, Site and Surroundings

The application refers to a large Leylandii, two small Pittosporum trees and a single small Yew Bay and Laurel tree. The trees are in the rear garden of the property and each tree makes a limited contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce the height of the Leylandii, Bay, Laurel and Pittosporum trees and to fell the Yew tree.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1993: 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

2010: Works to various trees in front and rear gardens (6 weeks prior notification of works to trees in a Conservation Area)

2012: Section 211 Notice under the Town and County Planning Act 1990 to fell 2 x Golden Marcocarpa, reduction works to Birch, Pittosporum, Holly and Yew (6 weeks prior notification of tree works in a Conservation Area.)

2013: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard two Lime trees in rear garden (within Shoreham-by-Sea Conservation Area).

2014: Section 211 Notice under the Town and Country Planning Act 1990 to remove the three lowest branches on the north side of one Pittosporum tree in the Shoreham Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard to points 1-1.2 metres below original points on two Lime trees G2, to remove root suckers of Pittosporum (in rear garden and Portuguese Laurel (in front garden) in the Shoreham Conservation Area

Planning Assessment

The trees are five small and one large mature growing in eastern end of the rear garden. The trees are not easily visible from the public road, but do make varying levels of contribution to the general amenity of the area. The trees are:

Pittosporum x2
The two Pittosporum trees are located on the northern side of the garden, adjacent to the boundary fence. The trees are both single stemmed to 1 to 3 metres, where they then begin to divide. The main crowns are both dense, with the eastern tree being wide spread, and the slightly smaller tree to the west being more compact.

The proposed works are to reduce the crown height and spread of both trees by 2 to 3 metres. The works are to contain the size and spread of the tree.

Leylandii T2
This is the largest tree of the six, and is growing near the centre of the eastern boundary, close to the boundary wall. The tree has single stem to 1.2 metres, where it then divides into 4 to 5 large diameter scaffold stems and numerous smaller stems and laterals, some completely de-foliated. The main crown is dense and wide spread from 2 metres above ground level.

The proposed works are to reduce the tree overall by up to 40% (up to 4 metres), so as to contain the size and spread of the tree.

Laurel T3
The Laurel tree T3 has its main stem to the east, with several layering limbs that are beginning to form separate spires toward the west. This is forming a large dense bush several metres wide.

The proposed works are to reduce the tree by 2 to 3 metres, to re-establish it as a more formal tree.

Bay T4
This tree has a single stem that is clear to 1 metre, and persists to the top. The main crown is low dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce height by up to 2 metres and associated works. The works are to contain the size and spread of the tree.

Yew T5
The Yew tree is located close to the southern boundary toward the eastern end of the rear garden. The tree is single stemmed to 2 metres where it divides into a cluster of tightly forked smaller stems. The tree is a reasonable specimen, but has very limited public amenity and could not be considered as outstanding or rare. As such although not in poor condition there is no overriding justification to protect this tree and the request to fell without replacement is therefore given consent.

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 Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 08/06/2018

Authorised by: PB Date: 12 June 2018