Development Management - Delegated Officer Report

Application Number: **AWDM/0035/12**

Recommendation – Permit

Site: **26 Southdown Road, Shoreham-by-Sea, BN43 5AN**

Proposal: **Crown reduction by 1.5m of the lateral branches and 2m - 2.5m from upper canopy to growth points, and crown thin by 10% of T1 Silver Birch; 1m-1.5m reduction of lateral branches, and 1.5m - 2m from upper canopy to growth points, and 20% crown thin of T2 Cherry in rear garden (6 weeks notice for works to trees in a Conservation Area).**

Date of site visit: 11.01.12

Proposal
Permission is sought for a crown reduction of 1.5m from the sides, and 2m-2.5m from the top, and a 10% crown thin from a large Silver Birch growing in the centre of the garden, and, a crown reduction of 1m-1.5m from the sides, and 1.5m-2m from the top including a 20% crown thin to a cherry tree growing adjacent to the eastern boundary with No.28.

The house is located on the east side of the road, within a tree-lined residential area, comprised of large detached houses on the east side of the road, and terraces of Victorian houses on the west. The application site is within the most northern part of the conservation area.

Consultations

Adur and Worthing Councils: The Assistant Parks Manager states that both trees are mature, yet showing signs of damage and decay to main branches. It is felt that the silver birch is a significant and worth saving, whilst the cherry is less so. The works are recommended to be permitted.

Relevant Planning Legislation

Town and Country Planning Act 1990 (section 211)
British Standard BS 3998 (2010) "Recommendations for Tree Works."
Tree Preservation Orders: A Guide to the Law and Good Practice (DoE 2000)

Planning Assessment

Affect on the Conservation Area Trees
The Silver Birch (T1) is a very good specimen of 50+ years in age, and grows unimpeded by the houses to the west, or boundary fences, in the centre of the garden. It appears that some pruning work has occurred in the past to retain the shape of the crown and its size. Being more centrally located the tree is obscured from view from the public areas of the conservation area, however

the tree is of such a good specimen that its health and form should be protected. The proposed works would reduce the overall crown of the tree however the long term health would not be under such threat that a TPO should be made.

The Cherry (T2) is the smaller of the trees and is approximately 30+ years old. It is located directly on the boundary with the adjacent house (No.28), and is currently growing in such a way that has resulted in the panelled fence from being disjointed. One of the secondary stems has obvious signs of decay, and could be lost as a result of the works.

The tree can only just be seen in the rear garden between the site house and its neighbour and although the level of work is quite severe given the size and shape of the tree, it is not considered that it would result in a long term detrimental impact to the amenity of the tree, consequently it is considered that a TPO is not warranted in this case.

Recommendation

Do not make TPO.

1. The following works are hereby approved:

   T1 Silver Birch - Crown reduction by 1.5m of lateral branches and 2m -2.5m from upper canopy to growth points, and 10% crown thin.

   T2 Cherry – Crown reduction by 1m -1.5m of lateral branches, and 1.5m - 2m from upper canopy to growth points, and 20% crown thin.

Case Officer: C. Hone Date: 15.02.12.

Authorised by: P Barnett Date: 15.02.12