Development Management – Delegated Officer Report **Date; 19/06/17**

Application Number	**AWDM/0701/17**
Address	**Coral Close Orchard Gate Shoreham-by-Sea**
Proposal	**Application for consent under Adur Tree Preservation Order No.2 of 1993: 13.53/2/93 (SU) to reduce height and radial spread by 3 metres crown thin up to 15% and remove dead and dying wood from one Horse Chestnut tree T23.**

Date of site visit: 17/05/17

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

Proposal, Site and Surroundings

The application refers to a large mature Horse Chestnut tree that was protected prior to the building of the Southlands development. The tree is located in a communal area between numbers 4 and 6 Coral Close, to the southeast of the un-adopted road.

The tree is one of a number of established prominent trees that are a part of the street scene and make a significant contribution to the character and visual amenities of the Southlands Conservation Area.

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

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

1993: Adur District Council Tree Preservation order 13.53-2-93 (SU) of 1993 confirmed on 22/12/1993.

1993: 1993: The Southlands Conservation Area was designated in 1993 and encompasses 1.4 hectares of the north-west corner of the Southlands Hospital site.

2015: Application for consent under Adur Tree Preservation Order 2 of 1993: 13.53/2/93 (SU) to fell and replace one Horse Chestnut tree T14 and to pollard at 6 metres one Horse Chestnut tree T15.

2017: Application for consent under Adur Tree Preservation Order No.2 of 1993: 13.53/2/93 (SU) to crown lift up to 4 metres, reduce radial spread by 1.5 to 2.5 metres and remove epicormic growth on two Horse Chestnut trees T17 & T18, to crown lift up to 4 metres two Horse Chestnut trees T9 & T19 to crown lift up to 4 metres, reduce crown height 3 to 4 metres,

reduce radial spread by 1.5 to 2.5 metres remove epicormic growth and prune to clear lamp by up to 0.5 metres one Horse Chestnut tree T10, to reduce crown height 2.5 to 3.5 metres reduce radial spread by 1.5 to 2.5 metres and remove epicormic growth two Horse Chestnut trees T11 & T13, and to crown lift up to 3 metres and remove epicormic growth on one Horse Chestnut tree T16.

Planning Assessment

The tree is a large mature growing in a small grass verge adjacent to the eastern turning area of Coral Close. The tree is one of a pair of large matures to the south of the close, that where retained as part of the development. The tree is prominent to the area, and can be seen from many views.

The tree has large diameter single stem single stem to 4 metres where it then becomes twin to 6 to 7 metres. The two main stems begin to divide at 6 metres with many large sized laterals. Most of the scaffold limbs are ascending with some overarching secondary limbs that form a low hanging outer perimeter. The main crown is dense and wide spread.

The proposed works are to reduce height and radial spread by 3 metres crown thin up to 15% and remove dead and dying wood from one Horse Chestnut tree T23.

These works are to contain the size and spread of the tree, and allow more light and air to pass through the crown.

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 Southlands Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works, 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.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 19/06/17

Authorised by: PD Date: 19.6.17