Development Management – Delegated Officer Report **Date; 09/09/21**

Application Number	**AWDM/1441/21**
Address	**8 The Street Shoreham-by-Sea West Sussex BN43 5NJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Leylandii tree T1 in the Old Shoreham Conservation Area.**

Date of site visit: 06/09/21

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

Proposal, Site and Surroundings

The application refers to a small early mature Cypress located near the centre of the western boundary of the rear garden. The tree is a part of the local landscape and makes a contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to fell and replace.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

Representations: None received.

Relevant Planning History

1975: The Old Shoreham 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 the Adur District Council on the 17th November 1975 - Old Shoreham (area centred around St. Nicholas Church and including certain houses and their grounds adjoining parts of the Street, Adur Avenue, St. Nicholas Lane, Steyning Road, Upper Shoreham Road, Connaught Avenue and Old Shoreham Road, Shoreham-By-Sea). Amendment to Old Shoreham Conservation Area passed by Adur District Council 14th September 1993 - registered 23rd November 1993.

2020: Section 211 Notice under the Town & Country Planning Act 1990 to reduce height by 20%, reduce lateral spread beyond east boundary one Eucalyptus tree A, remove lateral growth and reduce overall height by 40% one Ornamental Cherry tree B in part of the Old Shoreham Conservation Area.

Planning Assessment

The tree is a small mature growing in the rear garden adjacent to the boundary with properties in Lesser Foxholes. The tree is part of the area.

The tree has a clear slender single stem to 4 metres, where the crown breaks. The main crown is small mostly compact, and has been trimmed in to almost “ball” shape. The proposed works are to fell and replace the tree with a more in keeping Pittosporum tree.

These works in my opinion will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 08/09/2021

Authorised by: PB Date: 8/9/21