Development Management – Delegated Officer Report **Date; 21/09/20**

Application Number	**AWDM/1263/20**
Address	**7 Mill Lane Shoreham-By-Sea West Sussex BN43 5AG**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to remove dying stem on south side, and pollard at 3 metres remaining stems of Eucalyptus tree (T1) and to reduce branches on south side by up to 1m one Walnut tree (T2) within the Shoreham Conservation Area.**

Date of site visit: 25/08/20

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

Proposal, Site and Surroundings

The application refers to two large mature trees: a Eucalyptus located near the centre of the front garden, and a Walnut in the rear garden, adjacent to the boundary wall of the more recently built property “Mill Warbler” to the south. The trees are a prominent part of the local landscape and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to remove dying stem on south side, and pollard at 3 metres remaining stems of Eucalyptus tree (T1) and to reduce branches on south side by up to 1m one Walnut tree (T2)

The reasons for the works are primarily in the interests of safety, and amenity value.

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

Representations: None received.

Relevant Planning History

1971: The Shoreham-by-Sea Conservation Area designated in May 1971 covering an area encompassing the shopping areas of High Street, East Street and Brunswick Road; the areas surrounding St Mary’s Church; and the adjoining residential areas.

2010: 6 weeks prior notice of works to 3 trees (holly, eucalyptus and conifer) in front garden and 3 conifers in rear garden in Conservation Area

2015: Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce one Eucalyptus tree by 50% from 12m to 6m and fell one Leylandii tree within Shoreham Conservation Area.

Planning Assessment

The trees are two mediums sized matures in the front and rear gardens that have varying prominence to the area, and can be seen from several views. The trees are:

Eucalyptus tree T1
The tree has single stem to 1.5 metres where it then divides into two: the southern stem divides at 5.5 metres, with several de-foliated limbs and a sparse covering of leaves. The stem has suffered severe damage from below the union upward, however there are signs of recovery with new buds beginning to form. The north stem angles outwards at 4 metres and mostly persists to the top, supporting dense foliage and some widely spread laterals.

The proposed works are to remove the southern stem, and pollard at 3 metres the remaining stem. The works are to retain the tree in a smaller form, for safety. These works were based on information at the time, assuming the southern stem would continue to decline. It is not considered that any change to the consent is required, however the amount of reduction to either stem may be re-assessed when the works are carried out.

Walnut tree T2
This tree is located close the southern boundary wall in the rear garden. The tree has a single stem to 2 metres, where it then divides into several stems in a wide array. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce branches on south side by up to 1 metre, to contain the spread of the tree and allow access.

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: 21/09/2020

Authorised by: PB Date: 21/9/20