Development Management – Delegated Officer Report **Date; 11/04/23**

Application Number	**AWDM/0129/23**
Address	**10 Mill Hill Shoreham-by-Sea West Sussex BN43 5TH**
Proposal	**Application for consent under Adur Tree Preservation Order No. 162-3-78(SU) of 1978 to fell and replace two Horse Chestnut trees T1 and T2 of Group G1.**

Date of site visit: 04/04/23

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 multi-stemmed Horse Chestnut Tree located at the top of the steeply banked front garden. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to fell and replace the tree.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1978: Adur Tree Preservation order Number 162/3/78 (SU) of 1978 made.

1982: Fell One Cypress Tree (Tree Preservation Order No:162/3/78/(Su))

1985: Pruning & Topping Of Horse Chestnut & Sycamore Trees (Tree Preservation Order No. 162/3/78(Su))

1993: Lopping And Thinning Of Sycamore And Horse Chesnut Trees Subject To Tpo 162/3/78 (Su)

1999: Crown Thin Horse Chestnut Trees (By 30%) Incl Removal Of Ne Limbs Of Northernmost Horse Chestnut And Repollard Two Sycamores (Tpo 162/3/78/Su)

2002: Fell One Horse Chestnut & remove 2 outer stems & reduce height (to 5m-6m) of Northernmost Horse Chestnut (Subject to TPO 162/3/78/Su)

Planning Assessment

The tree is a large mature Horse Chestnut tree growing in the front rear garden, at the top of the steep embankment from the carriageway of Mill Road. The tree is prominent to the area, and can be seen from many views.

The tree has two stems, at the north and south of the above ground level common source, with a central stem having been removed 15 to 20 years ago. The two stems are straight and upright and are mostly clear to 6 metres. Both stems have been initially reduced at 6 metres, with the resulting poles having been reduced / pollarded at 10 to 11 metres, where the slender regrowth extends to 12 to 13 metres. The main crowns are dense and mostly compact. The base of both stems have severe decay, leaving less than 50% of sound wood on each.

The proposed works are to fell and replace the tree, due to poor condition.

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

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed felling of the Horse Chestnut treeT1 of group G1, identified on the applicants plan as two trees T1 and T2, and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

5 If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 11/04/2023

Authorised by: PB Date: 11/4/23