Development Management – Delegated Officer Report **Date; 10/06/15**

Application Number	**AWDM/0779/15**
Address	**26 Lesser Foxholes Shoreham-by-Sea BN43 5NT**
Proposal	**Application for consent under Worthing Tree Preservation Order No. 162/1/66(SU) of 1966 to fell and replace one Beech tree T1 of area A1.**

Date of site visit: 04/06/15

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

Proposal, Site and Surroundings

The application refers to a single Beech tree in the garden of 26 Lesser Foxholes, on the southern side in between numbers 26 and 28. The tree is part of a group of trees, which are part of in the street scene and make 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 abating nuisance, light issues and amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

1966: Shoreham Tree Preservation order 162/1/66 (SU) of 1966 confirmed on 08/09/66.

2009: Crown Thinning By 10% of Beech Tree (TPO 162/1/66 SU).

Planning Assessment

The tree is a small mature growing in the garden to the south side of the property adjacent to the detached garage. The tree is clearly visible from the road, however due to its condition and previous works that have been carried out, it does not make a significant contribution to the character of the area.

The tree is single stemmed to 2.5 metres, where the main stem divides into two. There is also a smaller co-dominant stem on the south side. The entire tree has been unsympathetically reduced resulting in a poor form with a minimal amount of branches and foliage. The base of the tree has a mass of exposed roots and elongated root buttresses, with some root girdling.

The proposed works are to fell and replace the tree. The tree is located in a restrictive space between buildings and areas of hard surface. This has reduced the potential for the crown to develop and may have caused root girdling at the base. As the main crown has been unsympathetically reduced it is not feasible that the tree can be restored to a well formed crown. Therefore it is recommended that due to the low visual amenity of the tree consent is given for it to be removed, and a replacement planted in a more suitable location.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed felling of the Beech tree of area A1, as identified on the applicants plan as T1, 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*

2. If within five years following replanting, any of the replacement trees die or become 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 replaced 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: 10/06/2015

Authorised by: Gary Peck Date: 26 June 2015