Development Management – Delegated Officer Report **Date; 25/01/22**

Application Number	**AWDM/2026/21**
Address	**23 John Street Shoreham-by-Sea West Sussex BN43 5DL**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/8/01(SU) of 2001 to reduce two selected limbs by up to 1.5 metres, and reduce crown height and radial spread by up to 1.5 metres one Monterey Cypress T2.**

Date of site visit: 18/11/21

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

Proposal, Site and Surroundings

The application refers to a large mature Macrocarpa located near the southwest of the grounds of the grade II listed building previously known as Shoreham House. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce two selected limbs and reduce crown height and radial spread.

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

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

Representations: None received.

Relevant Planning History

1971: Extension to Shoreham-by-Sea Conservation Area designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Adur District Council on 23rd November 1993. ***this charge includes properties within the previously made Shoreham Conservation Area designated May 1971.

1997 Adur Tree Preservation order Number 13.53/7/97 (SU) of 1997 made - not confirmed.

1997: Removal Of Cypress Tree T2 (& Replace With Elm) And 20% Crown Reduction & Re-Shaping of Cypress T1 (Both Subject To Tpo) (& Removal Of Third Cypress)

2001: Adur Tree Preservation order Number 13.53/8/01 (SU) of 2001 confirmed on 31/02/2001.

Planning Assessment
The tree is a large mature Monterey Cypress growing in the rear parking area, close to the boundary wall which is directly adjacent to the carriageway of Ship Street Shoreham-by-Sea. The tree is prominent to the area, and can be seen from many views.

The tree has a large diameter single stem to 6 metres, with large secondary stems emerging from 2.5 metres. The main central stem terminates at 9 metres, possibly due to storm damage. The secondary stems mostly persist with some fusing and distorted growth. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce two selected limbs by up to 1.5 metres, and reduce crown height and radial spread by up to 1.5 metres one Monterey Cypress T2. The works are to contain the size and spread of the tree, and reduce weight in 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 Shoreham Conservation Area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. 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: 25/01/2022

Authorised by: PB Date: 25/1/22