Development Management – Delegated Officer Report **Date; 1456/01/19**

Application Number	**AWDM/1847/18**
Address	**4 Newtimber Gardens Shoreham-by-Sea West Sussex BN43 5GQ**
Proposal	**Application for consent under Adur Tree Preservation Order No. 13.53/1/95/SU to crown reduce to previous cut points one Silver Maple tree.**

Date of site visit: 14/01/19

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

Proposal, Site and Surroundings

The application relates to a silver maple growing in front garden of No's 4 and 3 Newtimber Gardens, two houses located at 90 degrees to each other in the northern end of the cul-de-sac. The tree, along with 11 others is part of Tree Preservation Order 13.53/1/95(SU), that 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 reduce back to previous points.

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

1995: Adur Tree Preservation order Number 13.53/1/95/SU made in 1995.

1997: 25% Crown Reduction of Acer tree subject to TPO (13.53/1/95/SU)

1998: Removal of 3 branches Acer tree subject to TPO (13.53/1/95/SU)

2001: Felling of Acer tree at front (subject to 13.53/1/95/SU) and replacement by smaller tree. Refused.

2001: Crown lift by 2.5m and thinning of 30% Acer tree subject to TPO (13.53/1/95/SU).

2004: Felling of Acer tree (subject to TPO 13.53/1/95/Su) Refused, Appeal Dismissed.

2011: Crown reduction (by 6m in overall spread), height reduction by 2m and crown lifting by 4m (incl. removal of 3 lowest branches) (works to Silver Maple tree subject to TPO 13.53/1/95/SU)

Planning Assessment

The tree is a medium sized mature growing in the front garden close to the pavement and road, of Newtimber Gardens, where it is prominent to the area, and can be seen from many views.

The tree has a single stem to 2 metres where it divides into two, the western stem being larger. Both stems divide again at 3 metres, and several more times toward the top of the crown. The tree has been previously reduced at 9 metres, and has regrown with multiple slender stems, some of which are close to the adjacent buildings. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce the crown overall by up to 2 to 3 metres, by pruning back to the previous points. These works are to contain the size and spread of the tree and abate possible future nuisance.

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 area.

Recommendation

Grant Consent, subject to the following Conditions:

1. 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: 31/01/2019

Authorised by: PB Date: 31/1/19