Development Management – Delegated Officer Report **Date; 05/11/20**

Application Number	**AWDM/1571/20**
Address	**1 North Street Shoreham-by-Sea West Sussex BN43 5DJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 to 3 metres, crown lift up to 5 metres and crown thin 10% one Sweet Chestnut tree T1; to prune for fruit production two Apple trees T3 and T4 and to fell and replace one Silver Birch tree T2 in the Shoreham Conservation Area.**

Date of site visit: 21/10/20

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

Proposal, Site and Surroundings

The application refers to a medium sized early mature Sweet Chestnut tree growing in the north east corner of the front garden adjacent to the junction with Middle Street, and two apple trees, and a Silver Birch in the rear garden. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread and crown thin the Sweet Chestnut tree T1, to prune for fruit production two Apple trees T3 and T4 and to fell and replace the Silver Birch tree T2.

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

Consultations: Letter sent to CAAG Adur Conservation Area Advice Group, who did not respond.

Representations: None received.

Relevant Planning History

1993: The property is within the 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.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread on lower north side by up to 1 metre one Sweet Chestnut tree T1 in the Shoreham Conservation Area.

Planning Assessment

The trees are one large mature Sweet Chestnut in the front garden, and three smaller trees: 2 Apple and 1 Silver Birch in the rear garden. The trees all have public views with varying prominence, and can be seen from many views. The trees are:

Sweet Chestnut T1
This tree has single stem single stem to 3.5 metres, where it then divides into two with a strong “Y” shaped union. The larger central stem persists to 6 metres where it then divides again several times to the top of the crown. The second main stem is more lateral and extends northeast dividing at 5 to 6 metres. The main crown is dense and wide spread with some lower limbs.

The proposed works are to reduce crown height and radial spread by up to 2 to 3 metres, crown lift up to 5 metres and crown thin 10%. These works are to contain the size and spread of the tree crown, abate nuisance allow access beneath and allow more light and air to pass through the crown.

Silver Birch T2
The Silver Birch tree is located along the southern boundary of the rear garden and visible from Middle Street. The tree has a single stem to 9 metres, where it then divides into two, with the central stem terminating at 11 metres, and the northeast stem persisting to the top, supporting a small crown. There are two tall slender secondary stems that emerge from 4 and 5.5 metres, and achieve an equal height. The crown is very small high and sparse, with the tree being mostly clear to 9 metres, with some deadwood.

The proposed works are to fell and replace the tree, due to poor form and signs of dieback.

Apple trees T3 and T4
The Apple trees T3 and T4 are located along the eastern side of the rear garden adjacent to the boundary wall. The trees are growing in close proximity and have been partially “pleached” as fruit producing trees. The combined crown is slightly over the wall and beginig to hang oover the adjacent pavement.

The proposed works are to prune for fruit production both trees.

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: 05/11/2020

Authorised by: PB Date: 5/11/20