DELEGATED APPLICATIONS ASSESSMENT SHEET

Application No: AWDM/0770/11	Recommendation – APPROVE
Site	Old Shoreham Farm House The Street Shoreham-By-Sea West Sussex
Proposal:	Crown reduction by 30% of Sycamore tree fronting St Nicolas Lane (6 weeks prior notice of works to a tree in a Conservation Area)

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

The application property comprises a Listed dwelling house within the Old Shoreham Conservation Area occupying a large corner plot at the junction of The Street and St Nicolas Lane. The garden on the south side of the dwelling is enclosed by a screen of trees and shrubs. The Sycamore tree in question is growing adjacent to the southern site boundary, fronting St Nicolas Lane. It is approximately 16-18m tall, but approximately 10-15% of the crown has died. There are large cavities in the lower sections of the tree.

Notice under S.211 has been given to reduce the crown of the tree by 30% and remove the dead wood.

RELEVANT CONSULTATION RESPONSES AND REPRESENTATIONS:

The Assistant Parks Manager raises no objection.

No representations have been received from third parties.

RELEVANT PLANNING POLICIES

Saved Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB23
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)'

PLANNING ASSESSMENT:

Saved Local Plan policy AB23 states that the Council will make tree Preservation Orders to safeguard existing trees where their loss would have an adverse effect on the existing and future environment and its enjoyment by the public, and all trees will be considered potentially for such Orders unless they are of poor health or appearance, but priority will be given to trees which appear to be under threat and which make a significant contribution to the visual quality and character of a locality.

Amenity value of tree and effect of proposed works

The sycamore tree projects well above the other shrubs and hedge planting which enclose this boundary, but it is noticeable in views along St Nicolas Lane that part of the tree crown has died. There is evidence that the crown has been reduced in the past.

Although the tree has amenity value in as much that it contributes to the verdant character of this part of Old Shoreham it is considered the proposed works would not be damaging nor unreasonable in view of its condition. The tree is not under threat of removal.

RECOMMENDATION :- Not to make a TPO.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

Delegated Decision

Case Officer Sign..... [redacted] .....Date..... 22.11.11

Authorising Officer Sign..... [redacted] .....Date..... 23/11/11