Development Management – Delegated Officer Report **Date; 15/12/21**

Application Number	**AWDM/1923/21**
Address	**Orchard Cottage, The Street Shoreham-by-Sea West Sussex BN43 5NJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Silver Birch T1 in the Old Shoreham Conservation Area.**

Date of site visit: 01/12/21

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

Proposal, Site and Surroundings

The application refers to a single Silver Birch in the rear garden. The tree is part of an established group of trees, which are part of the local landscape, and make a contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to fell and replace the tree.

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

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

Representations: None received.

Relevant Planning History

1975: The Old Shoreham Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974 by the Adur District Council on the 17th November 1975 - Old Shoreham (area centred around St. Nicholas Church and including certain houses and their grounds adjoining parts of the Street, Adur Avenue, St. Nicholas Lane, Steyning Road, Upper Shoreham Road, Connaught Avenue and Old Shoreham Road, Shoreham-By-Sea). Amendment to Old Shoreham Conservation Area passed by Adur District Council 14th September 1993 - registered 23rd November 1993.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial spread by up to 2 metres one Cherry tree T1, reduce crown height by up to 2 metres one Rowan tree T2, reduce crown height by up to 2 metres and reduce radial spread by up to 1 metre on two Silver Birch trees T3 and T4, reduce to clear building by up to 2 metres one Silver Birch tree T6, fell one Cypress tree T5 and carry out remedial works to recent pruning of one Eucalyptus tree T7 in the Old Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to reduce in height by 2-3m and reduce radial spread by 1-2m of 2no. Silver Birch trees T1 and T2; reduce back to previous point by reducing in height and radial spread by 1m of Cherry tree T3

2018: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial growth by 1-2 metres to one Eucalyptus tree in rear garden (T1) within the Old Shoreham Conservation Area

Planning Assessment

The tree is an early mature growing to the centre of the eastern boundary of the rear garden, adjacent to the boundary wall, and close to the neighbouring property. The tree is part of the local area, but has no public views.

This tree is a Jacquemontii, or Snow Queen Birch, with a smoother bright white bark than a native Silver Birch. The tree is single stemmed to 2.25 metres, with mostly upright slender stems from this point. The main crown is dense and wide spread with some of the more extended limbs touching the neighbouring property, and some lower hanging branches.

The proposed works are to fell and replace the tree, due to its growth rate and expected size.

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will be limited as the tree is not readily visible and a replacement tree will be provided.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 15/12/2021

Authorised by: PB Date: 15/12/21