Development Management – Delegated Officer Report **Date; 27/03/23**

Application Number	**AWDM/0007/23**
Address	**St Marys House St Marys Road Shoreham-by-Sea West Sussex**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2.5 metres three Sycamore trees T3, T6 & T7 and one Mulberry T4; to reduce radial spread by up to 2 to 3 metres and crown lift up to 5 metres one Elm T5; to reduce to allow clearance to property of up to 2 metres one Sycamore T2 and to fell and replace one Holly T1 and one Leylandii T8, in the Shoreham Conservation Area.**

Date of site visit: 23/01/23

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

Proposal, Site and Surroundings

The application refers to one very large Mature Elm T5 and seven other smaller trees of varying size and age, located in the rear garden of St Mary's House St Mary's Road Shoreham-by-Sea. The trees are of varying prominence to the street scene and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread Sycamore trees T3, T6 & T7 and one Mulberry T4; to reduce radial spread and crown lift one Elm T5; to reduce to allow clearance to property one Sycamore T2 and to fell and replace one Holly T1 and one Leylandii T8

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

Consultations: None.

Representations: None received.

Relevant Planning History

1971: The property is within the 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.

2009: 6 weeks prior notification of removal of trees and reduction works to trees in Conservation Area.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift to give clearance of up to 2.5 metres to adjacent buildings, one Elm tree in the Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift on west side of Large Elm (T1) to 5m, prune back branches on west side of tree over garages by 1-2m; prune away from adjacent building by 1-2m one medium Macrocarpa (T2); fell medium Sycamore (T3) and remove 2 lowest branches on north of one Indian Beam (T4) all within the Shoreham Conservation Area.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift on north side up to 4 to 5 metres: including removal of up to 3 of the smaller lower limbs and to reduce radial spread by up to 1 to 2 metres one Elm tree in the Shoreham Conservation Area.

Planning Assessment

The trees are mature specimens growing around the perimeter of the walled garden of St Marys House. The garden has no direct boundary with public roads. The Elm and Sycamore trees T6 & T7 are clearly visible from Brunswick Road and surrounding properties, with the other trees having a lower impact. The trees are prominent to the area, and can be seen from many views.

The trees are:

Sycamore T2
This tree is located near the Southeast corner of the rear garden close to rear of the building and the rear garden of 5a Brunswick Road. The tree has a curved single stem to 8 metres, where it then divides into two with a strong “Y” shaped union. The first laterals emerge from 4 metres. The main crown is dense and wide spread.

The proposed works are to reduce spread to the south and east to allow clearance to the property of up to 2 metres.

Sycamore T3
The Sycamore tree T3 is located on the small slope to the east of the garden close to the boundary with 5 to 9 Brunswick Road. The tree is a tall medium sized tree, with a slightly curved stem that mostly persists to the top. At 8 metres a smaller secondary emerges which achieves an equal height in the crown. The main crown is dense and wide spread.

The proposed works are to reduce crown height and radial spread by up to 2.5 metres. The works are to contain the size and spread of the tree.

Mulberry T4
This is a small tree also growing on the sloped area to the east of the garden close to the boundary with 5 to 9 Brunswick Road. The tree has a twisted single stem that is clear to 4 metres, where the single branch emerges. The main crown is moderately dense to the east, supported on just the main stem and single limb.

The proposed works are to reduce crown height and radial spread by up to 2.5 metres. The works are to contain the size and spread of the tree, and rebalance the crown.

Elm tree T5
The tree is a large mature Elm growing in the northwest corner of the walled rear garden of St Marys House. The garden has no direct boundary with public roads however it is clearly visible from Brunswick Road. The tree is prominent to the area, and can be seen from many views.

The Elm is a very large mature tree with an overall height of up to 18 metres. The tree has a stout single stem that is directly adjacent to the tall flint wall, and persists to 5 metres. The first large diameter limb is on the east side at 3 metres. The main stem divides at 5 metres into an array of large stems, with three to four more upright central trunks. The tree has several large lateral scaffold limbs that extend widely over the main depot of 11 – 17 Brunswick Road, and across the garage block of St Mary's Close. These limbs also have many low hanging secondary branches.

The proposed works are to reduce radial spread by up to 2 to 3 metres and crown lift up to 5 metres. The works are to contain the spread of the tree and allow access beneath the crown.

Sycamore T6

This tree is located near the centre of the western boundary of the rear garden. The tree is a large tall mature that has a single stem to 2 metres, where it becomes a tightly forked twin. The stems that are parallel to 8 metres where they begin to separate with both stems mostly persisting to the top of the crown. The main crown is moderately dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 2.5 metres. The works are to contain the size and spread of the tree.

Sycamore T7

The Sycamore tree T7 is a smaller mature tree located near the Northwestern corner of the rear garden, adjacent to the larger Elm tree T5. The tree has a Northeastward leaning single stem that begins to correct from 2 metres, where an equal sized co-dominant stem emerges. The first laterals emerge from 4 metres. The main crown is dense and wide spread mostly to the south, with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 2.5 metres. The works are to contain the size and spread of the tree and re-balance the crown.

Holly T1

The tree is a smaller sized mature growing to the south of the main garden close to the building and adjacent to the patio/ hard standing. The tree has a curved slender stem that persists to the top, with a smaller secondary stem that emerges from 4 metres and exceeds the height of the main central stem, and forms a large separate spire. The main crown is dense and wide spread.

Leylandii T8

Growing approximately 5 to 6 metres west of the Holly tree T1, this tree is close to the Northwest corner of the building. The tree has a leaning single stem that terminates at 12 metres. There are several large ascending limbs that emerge from 2 metres, that each extend higher than the main central stem. The main crown is dense wide spread and slightly over balanced to the Southeast.

The proposed works are to fell and replace both the Holly T1 and the Leylandii T8. The reasons given are that the trees are too close to the main building. Although this may not be a particular concern the trees are slightly substandard and have no public views, and therefore make a limited contribution to the Shoreham Conservation Area, and would not be considered for a Tree Preservation Order.

The works to trees T2 T3 T4 T5 T6 & T7, 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 area Conservation Area.

The works to fell the trees T1 and T8 in my opinion will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the Conservation Area will be compensated with the provision of replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 29/03/2023

Authorised by: PB Date: 29 March 2023