Development Management – Delegated Officer Report **Date; 29/12/23**

Application Number	**AWDM/1225/23**
Address	**The Walled Garden 21 Middle Street Shoreham-by-Sea West Sussex BN43 5DP**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 2 to 3 metres Ash T1; reduce radial spread by up to 1 to 2 metres Sycamore T10, Cherry T13; reduce crown height and radial spread by up to 1 to 2 metres Mimosa tree T12; remove lowest east limb one Silver Birch T11; reduce radial spread to south 2 metres and back to boundary to north Fig tree T14; to reduce radial spread by up to 1 metre of group of mixed trees T16; reduce crown height by up to 1 metre of mixed group of trees T17; to remove deadwood from Liquidambar tree T7 and to fell and replace Silver Birch tree T15 in the Shoreham Conservation Area.**

Date of site visit: 24/11/23

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

Proposal, Site and Surroundings

The site is a large detached house located on the west side of Middle Street, Shoreham and within the Shoreham Conservation Area. The property sits on a large plot with private gardens surrounded by 2.5 metre high flint walling and numerous trees, many of which are subject to TPO 162/2/70(SU). The application refers to 14 mostly small to medium sized early mature trees located on the South West and Northern Borders, and two larger older trees: an Ash near the main entrance and a large Liquidamber in the centre of the rear garden. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce radial spread Ash T1 Sycamore T10, Cherry T13; reduce crown height and radial spread Mimosa tree T12; remove lowest east limb one Silver Birch T11; reduce radial spread to south 2 metres and back to boundary to north Fig tree T14; to reduce radial spread by up to 1 metre of group of mixed trees T16; reduce crown height mixed group of trees T17; to remove deadwood from Liquidambar tree T7 and to fell and replace Silver Birch tree T15

The reasons for the works are primarily in the interests of safety, 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

1971: 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. ***this charge includes properties within the previously made Shoreham Conservation Area designated May 1971.

2007: Fell 2 elder trees, pollard row of ash, sycamore and chestnut trees along E boundary, raise canopy of lime over road, cut back privet and hazel, and remove overhang of pollarded trees on S side (TPO 162/2/70 SU)

2009: Removal of lower limbs of Field Maple (No.27) and cutting back of Willow (No.21) to boundary (6 weeks prior notification of works to trees in Conservation Area)

2011: Various works to 12 trees in Conservation Area and subject to TPO 162/2/70 (SU)

2016: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Ash tree in the Shoreham Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 6 metres two Macrocarpa trees T20 and T21, to reduce crown height by up to 4 metres one Silver Birch T22 and one Laburnum T23, reduce crown height by up to two metres one Yew T24 and one Catalpa T30, to re-pollard one Ash tree T31, prune for fruit production one Fig tree T29 and to fell four trees: two Silver Birch T25 and T26, one Goat Willow T27 and one Ash T28 in the Shoreham Conservation Area.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 2.5 metres one Liquidambar tree in the Shoreham Conservation Area.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to remove or reduce broken branches on one Holly tree T3, to reduce radial spread by 1.5m one Norway Maple T2 and reduce radial spread by 75cm one Yew tree T1 in the Shoreham Conservation Area.

2023: Application for consent under Adur Tree Preservation Order No.162/2/70 (SU) of 1970 to reduce radial spread by up to 3 to 4 metres three Sycamore trees T3, T5 and T9; reduce radial spread by up to 2 to 3 metres Lime tree T7; reduce crown height by up to 1 to 2 metres one Holm Oak T18 and to re-pollard to previous points Horse Chestnut tree T8.

Planning Assessment

The trees are two large mature trees and 14 smaller younger trees growing in the front, rear and side gardens, with only one tree, the Ash T1 being adjacent to Middle Road. The trees are prominent to the area, and some can be seen from public views. The trees are:

<u>Ash T1</u>
This tree is adjacent to the gateway from Middle Street and has a large diameter single stem to 3 metres where it has been repeatedly pollarded. The proposed works were to reduce radial spread by up to 2 to 3 metres Ash T19 re-pollard) which at the time of the site visit had already been carried out.

<u>Sycamore T10</u>
The Sycamore tree T10 is located to the Northwest of the site, close to the wooden Car Port. The tree has a curved single stem to 2 metres, where the crown breaks. The main crown is dense and wide spread.

The proposed works are to reduce radial spread by up to 1 to 2 metres. The works are to contain the spread of the tree and allow more light and air to pass around the crown.

Cherry T13
The Cherry tree is a smaller mature tree located on the Northern boundary. The tree has a single stem to 4 metres, with a large secondary stem that emerges from 1 metre and achieves an equal height in the crown. The main crown is dense and wide spread.

The proposed works are to reduce radial spread by up to 1 to 2 metres, to contain the spread of the tree.

Mimosa tree T12
This tree is located approximately 3 to 4 metres West of the Cherry T13, in the same narrow border adjacent to the northern boundary wall. The tree has a smaller diameter single stem to 4 metres, where the crown breaks. 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 1 to 2 metres. The works are to contain the size and spread of the tree crown, and allow more light and air to pass the crown.

Norway Maple T11
This tree was mistakenly listed as a Silver Birch and is growing in the Northwest Corner of the front/side garden, to the rear of the wooden Car Port. The tree has several stems from ground level with a dense wide spread crown from 3 metres.

The proposed works are to remove the lowest east limb, which is resting on the Car Port roof and has been dead for two or more seasons. The works do not require Local Planning Authority consent as the limb is damaging to the building and that it is deadwood.

Mixed groups of trees T16
This refers to several trees and shrubs in the Southeast corner of the rear garden close to the building of 18 Middle Street. The group is mostly at one level with one or two trees that protrude from the main group.

The proposed works are to reduce the group overall by up to 11 metre. The works are to allow clearance to the adjacent building and to contain the size and spread of the group.

Mixed group of trees T17
The second tree and shrub group T17 is located near the centre of the Western boundary wall. The trees and shrubs have previously been maintained as a hedge, which has lapsed. The proposed works are to reduce crown height by an even 1 metre, to re-establish the form of the group.

Liquidambar tree T7
This tree is located near the centre of the lawn area of the rear garden and forms an imposing feature that is visible from the road. The tree has a large diameter single stem to 3 metres, where the crown breaks. The main crown is dense and wide spread and has a distinctly rounded ball shape.

The proposed works are to remove deadwood, for safety and amenity.

Silver Birch tree T15
The Silver Birch tree T15 is located close to the centre of the Southern Boundary within a wide border. The tree has been dead for several seasons and just a barkless stem remains. The proposed works are to fell and replace the tree.

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: 29/12/2023

Authorised by: PB Date: 3/1/24