Development Management – Delegated Officer Report **Date; 19/01/2026**

Application Number	**AWDM/1275/26**
Address	**7 Mill Lane Shoreham-by-Sea West Sussex BN43 5AG**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread to North by up to 2 metres Walnut tree T1 in the Shoreham Conservation Area.**

Date of site visit: 16/10/25

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

Proposal, Site and Surroundings

The application refers to a large mature Walnut tree located near the southeast corner of the rear garden wall. The tree is a prominent part of the local landscape and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce radial spread to North by up to 2 metres.

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

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

Representations: None received.

Relevant Planning History

1971: The Shoreham-by-Sea Conservation Area designated in May 1971 covering an area encompassing the shopping areas of High Street, East Street and Brunswick Road; the areas surrounding St Mary's Church; and the adjoining residential areas.

2010: 6 weeks prior notice of works to 3 trees (holly, eucalyptus and conifer) in front garden and 3 conifers in rear garden in Conservation Area

2015: Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce one Eucalyptus tree by 50% from 12m to 6m and fell one Leylandii tree within Shoreham Conservation Area.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to remove dying stem on south side, and pollard at 3 metres remaining stems of Eucalyptus tree (T1) and to reduce branches on south side by up to 1m one Walnut tree (T2) within the Shoreham Conservation Area.

Planning Assessment
The tree is a large (for its species) mature Walnut growing in the rear garden adjacent to the boundary wall of the more recently built property "Mill Warbler" to the south. The tree is prominent to the area, and can be seen from several views.

The tree has a single stem to 2 metres, where it then divides into several stems, with 3 main central uprights and other more angled outward to form a wide array. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce branches on the North side by up to 2 metres. The works are to contain the spread of the tree and allow access.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its 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: 19/01/2026

Authorised by: PB Date: 19/1/26