Development Management – Delegated Officer Report **Date; 26/01/2026**

Application Number	**AWDM/1235/25**
Address	**Car Park Dunelm Eastern Avenue Shoreham-by-sea West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.13.53/3/07 (SU) of 2007 to prune to allow clearance to Street Lamp of up to 1.5 metres Sycamore trees T6 and T7.**

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 two Sycamore trees to the south of the car parking area of the retail unit of 5 Eastern Avenue Shoreham-by-Sea. The trees are part of an established group growing on a steep incline adjacent to the pavement of Eastern Avenue. The trees are part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to prune to allow clearance to Street Lamp of up to 1.5 metres Sycamore trees T6 and T7.

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

Consultations: None.

Representations: None received.

Relevant Planning History

2007: Adur Tree Preservation order Number 13.53/3/07/SU of 2007 confirmed on 30/10/2007.

2016: Application for consent under Adur Tree Preservation Order No. 13.53/3/07 (SU) of 2007 to remove one selected lateral limb on the south side back to the main bole of one Poplar tree T3.

2018: Application under Shoreham Tree Preservation Order No. 13.53/3/07/SU to remove Sycamore (T2) and replant 1no. Sycamore between T1 and T10. REFUSED.

Planning Assessment

The trees are a part of a number of trees that line the northern side of Eastern Avenue, and screen the retail parking area. The trees are prominent in the street scene and make a significant contribution to the character and visual amenities of the area. The trees are:

Sycamore T6
This tree has two main stems that emerge from a common source above ground level. The west stem divides into two at 1.8 metres. The east stem mostly persists. The first large laterals emerge from 1 metre. The main crown is dense and wide spread with some slightly over extended laterals.

Sycamore T7
The Sycamore tree T7 is a slightly smaller tree, on the eastside of the Streetlamp and Sycamore T6. The tree has a curved single stem that reduces in girth from 8 metres and mostly persists to within 1 to 2 metres of the top. The first laterals emerge from 2 metres. The main crown is moderately dense and compact.

The proposed works for both trees are to reduce radial spread to allow a clearance of up to 1.5 metres to the Streetlamp that is located at the base of the bank in between the two trees. The works are to contain the spread of the trees and allow more effective operation of the public lighting.

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 area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 26/01/2026

Authorised by: PB Date: 26/1/26