Development Management – Delegated Officer Report **Date; 22/12/15**

Application Number	**AWDM/1565/15**
Address	**Oxen Court Oxen Avenue Shoreham-by-Sea BN43 5AS**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/4/94(SU) of 1994 to reduce to previous points eight Lime trees T7 to T14, and to reduce radial spread by 2 metres, and reduce crown height by up to 3 to 4 metres, three Maple trees T15 T16 and T17.**

Date of site visit: 19/11/15

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

Proposal, Site and Surroundings

The application refers to a line of Lime trees, and a group of Maple trees in the northern side of the grounds of Oxen Court. The trees are part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to continue the previous management regime of pollarding the Lime trees and reducing the crown height of the Maples.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1994: Adur Tree Preservation order Number 13.53/4/94(SU) of 1994 of confirmed on 24/04/1995.

1995: Pollarding Of 7 Lime Trees And One Elm (Subject To T.P.O 13.53/4/94/Su)

1998: Crown Lift (to 3m) 8 Lime Trees & Crown Thin, Lift (2-3m) & Lightly Re-Shape Side Growth Of 3 Maples (Tpo 13.53/4/94/Su)

1999: Re-Pollarding Of 8 Lime Trees and Crown Thinning/Lifting Of 3 Maple Trees (Subject To Tpo 13.53/4/94/Su)

2002: Re-Pollarding Of 7 Lime Trees & One Elm & 30% Crown Reduction/Cleaning Of 3 Maples (Subject To Tpo 13.53/4/94/Su)

2003: Fell Lime Tree at N. end (Tpo 13.53/4/94/Su)

2003: Felling Of 4 Lime Trees Subject To Tpo 13.53/4/94/Su Application Refused 07-03-2003 Appeal Dismissed 30-10-2003.

2006: Pollarding of 5 lime trees and one elm and 30% crown reduction of 3 maples (subject to TPO 13.53/4/94/SU)

2009: Re-pollarding of 8 lime trees (subject to TPO 13.53/4/94/SU)

2011: Crown reduction by 30% of 2 Red and 1 Green Maple trees (subject to TPO 13.53/4/94/SU)

2012: Pollarding of 6 Lime and 1 Elm tree back to original point subject to TPO 13.53/4/94 (SU)

Planning Assessment

The Lime trees are small matures growing in the grounds of Oxen Court adjacent to a low retaining wall to the northern side of the complex. The Maple trees are slightly larger early matures that are in a group on the lawn area closer to the main accommodation block.

The trees are;

Lime tree T7 to T14
These trees run along the top of the low retaining wall from outside of No.1 Oxen Court eastward to the side of the steps adjacent to the block of flats numbered 13 – 15. The trees have all uniformly been pollarded several times. This has led to each tree developing large areas of epicormic growth, and large stem clusters around their main stems. The proposed works are to continue with the previous management and re- pollard each tree. The works are to contain the size and spread of the trees and maintain their appearance.
The tree is single multi- stemmed around

Maple trees T15 16 and 17
These are a group of three trees in a slightly more formal stetting of the small grassed courtyard between the main buildings of Oxen Court. The trees have also been reduced several times but have retained several stems and been maintained as small restricted trees rather than pollarded monoliths. The proposed works to these trees are to reduce the crown height by up to 3 to 4 metres, taking the crowns back to a smaller overall size.

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 their contribution to the character of the area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, 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: 22/12/2015

Authorised by: PD Date: 23.12.15