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

Application Number	**AWDM/1635/15**
Address	**Gate House 1 Southlands Way Shoreham-by-Sea BN43 6AS**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53-2-93 (SU) of 1993 to fell and replace one Monterey Cypress tree T8.**

Date of site visit: 08/12/15

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

Proposal, Site and Surroundings

The application refers to a single large Monterey Cypress tree that has been fenced into the rear garden of 1 Southlands Way, following the development of the former Hospital Site. The tree is a part of an established number of trees, which are part of in the street scene and make a positive contribution to the character and visual amenities of the area.

Consent is sought to fell and replace the tree.

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

1993: Adur District Council Tree Preservation order 13.53-2-93 (SU) of 1993 confirmed on 22/12/1993.

2015: Application for consent under Adur Tree Preservation Order No.13.53-2-93 (SU) of 1993 to reduce radial spread by 1 to 2 metres, and reduce crown height by up to 2-3 metres on one Monterey Cypress tree T8.

Planning Assessment

The tree is a large, attractive ,mature tree located in the rear garden of 1 Southlands Way Shoreham-by-Sea.

The tree is tall and highly prominent to the area, and can be seen from many views.

The layout of the new estate in which it sits was built around the tree in recognition of its significant amenity value.

The tree is multi-stemmed to 6 metres where the substantial main stems each divide into several more slender upright stems. The main crown develops high with foliage emerging at 9 to 10 metres. The crown is dense and fairly wide spread, with live green foliage deep into the crown. The tree received extensive works early in 2015, to make the crown more open and more compact.

The reasons given for the proposed removal of the tree are that the tree drops debris year round and that some of this such as cones and deadwood can be quite large. It is also claimed that the tree has stem unions at its base, which can be a fault in high winds or heavy snow of Cupressus macrocarpa.

The previous works were to reduce radial spread and crown height so to re-shape and contain the size and spread of the tree. These works have also made the crown more open (by removing deadwood etc.) and have effectively reduced the sail effect of the crown. The works are all that would be possible to undertake to ensure the safety of the tree whilst maintaining its amenity value.

It is considered that this distinguished tree is intrinsic to the development of the new estate at Southlands Way and its removal would have a detrimental impact on the character of the area.

Recommendation

REFUSE for the reason(s):-

1. The proposed felling of this prominent tree, which is an established feature of the area, would be detrimental to the character and visual amenities of the area and there are no compelling overriding reasons to justify its removal.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 21/12/2015

Authorised by: PD Date: 23.12.15