Development Management – Delegated Officer Report **Date; 30/11/18**

Application Number	**AWDM/1588/18**
Address	**28 Mill Lane Shoreham-by-Sea West Sussex BN43 5AG**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to pollard to 3m stump 1 Sycamore (T1), fell to ground level 2 medium Western Red Cedars (T2 and T3) within the Shoreham Conservation Area.**

Date of site visit: 26/10/18

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

Proposal, Site and Surroundings

The application refers to three small to medium sized trees located near the centre of the northern boundary wall adjacent to the public footpath linking Mill Lane to Oxen Avenue.

The trees are two Western Red Cedar and one Sycamore, which are part of the street scene and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to re-pollard the Sycamore, and fell and replace both Western Red Cedars.

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

Consultations: None.

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.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread and crown height by up to 1 to 2 metres one Holm Oak tree T1 in the Shoreham Conservation Area.

Planning Assessment

The trees are small immatures growing along the northern boundary of the rear garden, and are prominent to the area, and can be seen from several views. The trees are:

<u>Sycamore tree T1</u>

The Sycamore tree T1 is to the west of the group and is the largest of the three. The tree has twin stems that have both been pollarded at 4.25 metres where a mass of slender tightly forked upright stems emerge. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to re-pollard at a lower point. The works are to retain the tree by initiating a new pollard to reform the trees crown.

Western Red Cedar T2 & T3

The two Western Red Cedar trees are growing close to the northern wall and partially overhang the adjacent footpath. Tree T2, which is in the centre of the three trees has two stems: one large diameter, and one very slender stem, both of which persist to the top of the tree. T3 has a slender single stem. The main crowns are interwoven forming one dense green screen within the garden, with the public view being mostly dead and defoliated. The proposed works are to fell and replace both trees.

These works in my opinion would be relatively minor in relation to the overall number of trees in the area and would not significantly or adversely affect the appearance, amenity value, or 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: 30/11/2018

Authorised by: PB Date: 30/11/2018