Development Management – Delegated Officer Report **Date; 12/10/23**

Application Number	**AWDM/1161/23**
Address	**32 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Holly tree in the Shoreham Conservation Area.**

Date of site visit: 29/08/23

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

Proposal, Site and Surroundings

The application refers to a medium sized mature Holly tree located near the Southeast corner of the rear garden. The tree is a part of the area and makes a limited contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to fell and replace the tree.

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

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

Representations: None received.

Relevant Planning History

1971: The Shoreham Conservation Area was designated in May 1971.

1993: The area was extended to include two streets north of the railway line – Queens Place and Southdown Road.

2001: Adur Tree Preservation order Number 13.53/5/01(Su) of 2001 confirmed on 20/05/2002.

2001: Fell Elm Tree Subject To Tpo 1353/5/01/Su. Refused.

2006: Crown reduction of elm tree (subject to TPO 13.53/4/97/SU)

2010: Fell birch, laburnum and 8 no. leylandii; repollard eucalyptus; crown lift walnut and lop holly tree (6 weeks prior notification of works to trees in Conservation Area)

2013: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Eucalyptus tree in front garden of property.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height by up to 1.5 metres and radial spread by up to 2.5 metres one Cherry tree (T1); reduce height by up to 1.5 metres and radial spread by up to 2.5 metres one Walnut tree (T2); reduce height and radial spread by up to 3 metres and crown thin by up to 25% one Apple tree (T3) and reduce height and radial spread by up to 3 metres on Holly (T4) in the Shoreham Conservation Area.

Planning Assessment

The tree is a mature Holly growing in the rear garden in a confined space between a large garden building and the boundary wall. The tree is part of the local area, but has no public views.

The tree has a large diameter single stem to 4 metres, where it was previously “lopped” or damaged, with two large secondary stems that emerge from 1.8 and 2.5 metres. At 4 metres the main central stem divides into many smaller long poles with the other stems mostly persisting to the top becoming bushy from 4 to 5 metres. The tree has some stump ended limbs and stems and some distorted growth. The main crown is dense asymmetrical and wide spread with some slightly over extended laterals.

The proposed works are to fell and replace the tree due to its distorted growth and shape and its proximity to the garden building. These concerns could be alleviated by selective pruning to allow the retention of the tree. However this would necessitate a Tree Preservation Order being made on a tree which has little or no public views. Therefore it is recommended that consent is given to fell and replace the tree.

These works in my opinion will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the Shoreham Conservation Area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 12/10/2023

Authorised by: PB Date: 12/10/23