Development Management – Delegated Officer Report **Date; 03/07/23**

Application Number	**AWDM/0691/23**
Address	**Old Shoreham Farm House Shoreham-by-Sea West Sussex BN43 5NJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 to 3 metres and crown lift up to 3 metres one Holm Oak tree in the Old Shoreham Conservation Area.**

Date of site visit: 01/06/23

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

Proposal, Site and Surroundings

The application refers to a large mature Holm Oak located near the northwestern corner of the rear garden, adjacent to the pavement of The Street. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread and crown lift.

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

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

Representations: None received.

Relevant Planning History

1975: The Old Shoreham Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974 by the Adur District Council on the 17th November 1975 - Old Shoreham (area centred around St. Nicholas Church and including certain houses and their grounds adjoining parts of the Street, Adur Avenue, St. Nicholas Lane, Steyning Road, Upper Shoreham Road, Connaught Avenue and Old Shoreham Road, Shoreham-By-Sea). Amendment to Old Shoreham Conservation Area passed by Adur District Council 14th September 1993 - registered 23rd November 1993.

2009: Reduce height of row of leylandii by 30% and light thin 2 laurels (6 weeks prior notice of works to trees in Conservation Area).

2011: Crown reduction by 30% of Sycamore tree fronting St Nicolas Lane (6 weeks prior notice of works to a tree in a Conservation Area)

2022: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height 2 to 3 metres and reduce radial spread 1 metre to north and south row of mostly Leylandii trees T1;

reduce crown height and radial spread by up to 2 to 2.5 metres Sycamore trees T2 & T3; reduce lowest limb by up to 2.5 to 3 metres Walnut tree T4; reduce crown height by up to 1.5 metres Silver Birch T5; to reduce crown height and radial spread by 1 to 2 metres Sycamore tree T6; initiate pollard at approximately 6 metres one Goat Willow T7 and to crown lift up to 2 metres two Maple trees T8 in the North Shoreham Conservation Area.

Planning Assessment

The tree is a large mature Holm Oak growing in the boundary between the front and rear/side garden adjacent to The Street, and close to the southwest corner of the main building. The tree is prominent to the area, and can be seen from many views.

The Holm Oak tree T1 has a large diameter single stem to 1.8 metres, where it then divides into 4 to 5 large secondary stems that are initially upright beginning to arch outward from 6 to 8 metres. The main stems persist to 8 metres where they mostly divide again, forming a wide array. The main crown is dense, wide spread and mostly high with some lower hanging laterals.

The proposed works are to reduce crown height and radial spread by up to 2 to 3 metres and crown lift up to 3 metres. The works are to contain the size and spread of the tree crown, abate possible future nuisance and allow access beneath the crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Old Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 03/07/2023

Authorised by: PB Date: 3/7/23