Development Management – Delegated Officer Report **Date; 26/09/17**

Application Number	**AWDM/1415/17**
Address	**Adur Lodge The Street Shoreham-By-Sea West Sussex BN43 5NJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell one flowering cherry tree on west side of drive.**

Date of site visit: 26/09/17

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

Proposal, Site and Surroundings

The application refers to one Cherry tree in the rear garden of Adur Lodge The Street Shoreham. The tree is not visible from the street scene and does not make a significant contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to remove the tree.

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

Consultations: None.

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.

2010: Felling of Holly tree on south east corner behind garage (6 weeks prior notification of works to tree in a Conservation Area)

2016: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres, and to remove selected limb on north west side back to main bole on one Judas tree T1, to crown thin up 15% and reduce to clear adjacent trees one Alder T2, and to crown lift up to allow up 1 to 2 metres clearance of railings one Lilac treeT3 in the Old Shoreham Conservation Area.

Planning Assessment

The tree is a small mature specimen growing to the eastern side of the rear garden adjacent to the driveway from the North of The Street. Adur Lodge has high stone walls and is on a north to south incline. As such the tree is not visible from the public road or from adjacent properties.

The Cherry tree has a single stem to 2 metres where it then divides into may stems, each with deep splits into the bark and heartwood. The main crown is sparse with minimal foliage.

The proposed works are to fell the tree, as it is seriously damaged and unlikely to survive until next season.

These works in my opinion would be relatively minor in relation to the overall number of the trees in the area and would not significantly or adversely affect the appearance, amenity value, or 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: 01/11/2017

Authorised by: PB Date: 1/11/17