**Development Management – Delegated Officer Report** **Date; 15/05/23**

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| **Application Number** | **AWDM/0378/23** |
| **Address** | **Little Ravens Mill Lane Shoreham-by-Sea West Sussex BN43 5AG** |
| **Proposal** | **Application for consent under Adur Tree Preservation Order No.13.53/1/93 (SU) of 1993 to fell and replace one Yew tree T13.** |

**Date of site visit:** 16/01/23

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

**Proposal, Site and Surroundings**

The application refers to one Yew tree in the rear garden on the west of the property alongside an access roadway to the southwest end of the garden. The tree is visible as part of a group of trees that contribute to the character of this section of Mill Lane, which is adjacent to the Shoreham Conservation Area.

Consent is sought to fell and replace the tree.

The reasons for the works are primarily in the interests of safety, light issues.

**Consultations:** None.

**Representations:** None received.

**Relevant Planning History**

1993: Adur Tree Preservation order Number 13.53/1/93(SU) confirmed on 22/12/1993.

1998: Application to cut back 3 branches of Acer, cut off one branch of Cotoneaster and fell dead Elm Tree (TPO 13.53/1/93/SU)

2005: Application for crown reduction and thinning of trees subject to TPO 13.53/1/93(SU).

2014: Application for consent under Adur Tree Preservation Order 13.53/1/93(SU) of 1993 to reduce radial spread of crown and height of crown by up to 1.2 metres on one Walnut tree T1, reduce radial spread of crown by up to 1 metre and reduce height by up to 1.2 metres on four Holly trees T8 -T11, reduce radial spread of crown and height of crown by up to 1.5 metres on one Sycamore tree T6, one Prunus T7 and one Acer T12, reduce radial spread of crown and height of crown by up to 1 metre on one Yew tree T13

2022: Application for consent under Adur Tree Preservation Order No.162/2/66(SU) of 1966 to reduce crown height and radial spread by up to 2 metres Walnut tree T1, reduce to previous pollard points Sycamore T6, to reduce crown height by up to 2 metres, reduce radial spread by up to 2 metres, Holly trees T8 T9 T10 & T11, and to fell and replace one Yew tree T13.

**Planning Assessment**

The Yew is a medium sized tree growing to the Southwest of the property, that forms a screen from Mill Lane to the relatively recent developments of Little Ravens and St Judes, which are outside the Shoreham Conservation. The tree is prominent to the area, and can be seen from many views.

The tree is located close to the southwest corner of the rear garden, close to the access drive, and the western boundary wall. The tree has a compound stem from ground level that begins to divide from 0.5 metres, and becomes fully separated from 2 metres. Each of the stems support large laterals from 2.5 to 3 metres which have previously been reduced. The crown of the tree is broadly domed and can be seen from Mill Lane and the access road to the west of Little Ravens.

The proposed works are to fell and replace the tree, suggesting that it is damaging the adjacent flint wall. Although the wall is damaged, there is no evidence that the Yew tree is directly its cause and it may be possible to repair the wall without need to fell the tree. Therefore consent to fell and replace is refused.

**Recommendation**

**REFUSE for the reason(s):-**

**Grant Consent, subject to the following Conditions:**

**1.** Approved plans

**2.** The Yew tree T13 is a prominent and established feature, which contributes positively to the local character and landscape of the area, and its removal would be detrimental. There is no arboricultural or other acceptable reason provided which would justify the loss of this tree, as the possibility of repairing the wall without felling the tree has not been explored. Having regard to the maturity and stature of the tree and its prominence within the street scene, its removal is refused pending further evidence.

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date: 15/05/2023

Authorised by: PB Date: 15/5/23