Development Management – Delegated Officer Report **Date; 06/11/20**

Application Number	**AWDM/1572/20**
Address	**Old Malt Cottage 104 Connaught Avenue Shoreham-by-Sea West Sussex BN43 5WP**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial growth by 1 - 2m of one Walnut tree (T1), height reduction by 1 - 2m and radial growth by maximum of 1m of two Silver Birch trees (T2 & T3), all within the Old Shoreham Conservation Area.**

Date of site visit: 06/11/20

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

Proposal, Site and Surroundings

The application refers to three trees, one in the front garden, and two in the rear garden of the listed building of 104 Connaught Avenue. The trees are part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to reduce height and radial spread one Walnut tree T1, and two Silver Birch trees T2 & T3.

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

Consultations: Letter sent to Adur Conservation Area Advice Group, who unanimously agreed to recommend Approval.

Representations: None received.

Relevant Planning History

1972: Grade II Listed Building registered 8th November 1972 - Walnut Cottage and Old Malt Cottage Connaught Avenue, Shoreham-BY-Sea, date of certification of list by or on behalf of the Minister 29th September 1972

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.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 1-2 metres on one Silver Birch, one Purple leaved Plum and one Walnut tree in the Old Shoreham Conservation Area.

Planning Assessment

The trees are two small young Silver Birch trees in the rear garden and one over mature, possibly veteran Walnut tree growing in the centre of the front garden. The trees are prominent to the area, and can be seen from many views. The trees are:

Walnut tree T1
The main bole of the Walnut tree ends at approximately 2 metres, where at some time the tree was either damaged or partially felled. This has left a completely hollow trunk, with thin walls that support two distinct points of re-growth. These points are to the east and west of the tall stump, and may have been large secondary limbs on the original tree. The base structure of the tree, although not fully decayed, is not strong enough to support a crown larger than its present size. The tree although damaged does provide a large broadly domed crown that can be seen from many views.

The Walnut tree contributes to the visual amenity of the area despite that there is little remaining of its original form. The tree does not appear to be under threat therefore it is not in need of a TPO despite being a very important tree. The proposed works are to reduce the crown by up to 2 metres in height and spread. These works are to contain the size of the tree and prolong its expected life span, by preventing possible future failure.

Silver Birch T2
This tree is one of two Silver Birch trees planted in the extended southeast section of the rear garden. Silver Birch tree T1 is to the southwest closest to the separate garage building. The tree is young and has been is growing vigorously since it was reduced at 8 metres. A large secondary stem emerges from 5 metres. The main crown is dense and wide spread.

Silver Birch T3
The Silver Birch T3 located to the southeast and is also a young vigorously growing tree. The single stem persists to 5 metres where it then divides. The main crown is dense and wide spread with a slight imbalance to the east.

The proposed works for both Silver Birch trees are to reduce crown height by 1 - 2m and radial spread by up to 1 metre. These works are to contain the size and spread of the trees and allow more light and air to pass around their crowns.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or 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: 06/11/2020

Authorised by: PB Date: 6/11/20