Development Management – Delegated Officer Report **Date: 25/08/23**

Application Number	**AWDM/0996/23**
Address	**25 Church Street Shoreham-by-Sea West Sussex BN43 5DQ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 5 metres, crown thin 15% and remove deadwood one Macrocarpa tree T1 in the Shoreham Conservation Area.**

Date of site visit: 27/07/23

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

Proposal, Site and Surroundings

The application refers to a single large Monterey Cypress tree in the rear garden of 25 Church Street in the Shoreham Conservation Area. The tree is visible from the pavement and public car Park in the busy side road of Middle Street. The tree is a part of the street scene and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to crown lift, crown thin and remove deadwood.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1971: The Shoreham-by-Sea Conservation Area designated in May 1971 covering an area encompassing the shopping areas of High Street, East Street and Brunswick Road; the areas surrounding St Mary's Church; and the adjoining residential areas.

2010: 40% crown thinning, lifting and reduction of conifer in rear garden (6 weeks prior notification of works to tree in Conservation Area)

2012: Crown thin by 20% and crown lift to clear building (Coach House) by 3 metres, of conifer in rear garden (6 weeks prior notification of works to tree in Conservation Area)

2014: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 1.5 metres, reduce radial spread by up to 1 – 2 metres and crown thin by up to 20% one Macrocarpa tree in the Shoreham Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to crown thin by up to 10% one Monterey Cypress tree T1 in the Shoreham Conservation Area.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to crown thin by up to 30% one Monterey Cypress tree T1 in the Shoreham Conservation Area.

Planning Assessment

The tree is a large Macrocarpa growing in the rear garden of 25 Church Street. The tree is prominent to the area around Middle Street and the Middle Street public car park and makes a significant contribution to the character and visual amenities of the Shoreham-by-Sea Conservation Area.

The tree is a tall mature Monterey Cypress with a single stem to around 3-4 metres. The main central stem continues throughout the tree with several large secondary stems attaining the same overall height. The crown of the tree is bushy and slightly top heavy. The foliage is slightly denser on the perimeter of the crown. The main crown is dense and wide spread with some slightly lower hanging laterals.

The proposed works are to crown lift up to 5 metres, crown thin 15% and remove deadwood. The works are to allow access beneath and allow more light and air to pass through 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 Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer:	JDS	Date: 25/08/2023
Authorised by:	Gary Peck	Date: 25 August 2023