Development Control – Delegated Officer Report

Application Number: AWDM/1341/12 **Recommendation – Approve**

Site: **27 Middle Street, Shoreham-by-Sea, west Sussex**

Proposal: **Section 211 Notice under the Town and County Planning Act 1990 to fell Maple and Leylandii in rear garden of 27 Middle Street (6 weeks prior notification of tree works in a Conservation Area.**

Date of site visit: 6th December 2012

Neighbours checked: Yes

Proposal, Site and Surroundings

The application property consists of a detached dwelling house located in the Conservation Area on the west side of Middle Street, Shoreham-By-Sea.

Six weeks notice under S.211 has been given for:- The felling of a Maple and Leylandii in rear garden of 27 Middle Street adjacent to the rear boundary with 36 John Street.

Adur & Worthing Councils:

The Assistant Parks Manager has commented:-

Neither tree are visible from the road.
Maple – Twin stemmed tree in reasonable condition. As this cannot be seen from the road it would not be considered for a TPO. The tree is in close proximity to a larger Copper Beech, which is being adversely affected by the Maple's growth. Although adequate as a tree, felling this would allow the beech to develop better.
Leylandii – the tree has been reduced to create a hedge. Not a tree of significance in a Conservation Area.

Recommend above works be permitted.

Planning Assessment

The trees are not visible within the street scene and therefore would not be worthy of a TPO. The Leylandii is not considered to be of an consequence and the removal of the Maple would allow the existing Copper Beech to develop.

Recommendation

That the applicant be advised that a TPO is not being made by the Council in respect of the trees that are subject of the Notice and the works may proceed.

Case Officer:	Hannah Barker	Date: 11th December 2012
Authorised by:	Jo Morin	Date: 13 Dec 2012