Development Management – Delegated Officer Report **Date; 19/02/16**

Application Number	**AWDM/0143/16**
Address	**10 Querneby Close Shoreham-by-Sea BN43 6EJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell one Cypress tree in the Kingston Buci Conservation Area.**

Date of site visit: 15/02/16

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 Leylandii tree in the rear garden of 10 Querneby Close, adjacent to the rear grounds of Cheyne Court.

The tree makes a limited contribution to the character and visual amenities of the Kingston Buci Conservation Area.

Consent is sought to fell the tree.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1977: The Kingston Buci 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 Adur District Council on the 13th April 1977.

Planning Assessment

The tree is a large early mature growing in the rear garden of 10 Querneby Close, adjacent to the rear grounds of the block of flats Cheyne Court in Rectory Road, which is outside of the Conservation Area. The tree is twin stemmed from ground level, the west stem is straight and remains entire to the top of the crown. The eastern stem is curved out, and has multiple large lateral limbs that extend widely to the south and southeast. The main crown is dense, and has been lifted on the northern side, remaining lower on other aspects. The tree is not of a particular relevance to the Kingston Buci Conservation Area, and cannot be seen from many views.

The proposed works are to fell the tree there is no obligation for a replacement.

These works in my opinion would be relatively minor in relation to the overall number size, and form of the trees and would not significantly or adversely affect the appearance, amenity value or character of the Kingston Buci Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, and carried out within two years from the date of consent, and in accordance with the British Standard BS 3998: 2010 Tree Work

   Reason: *in the interest of visual amenity*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 19/02/2016

Authorised by: PD Date: 10.3.16