Development Control – Delegated Officer Report

Application Number: AWDM/0196/13 Recommendation – Approve

Site: Homehaven Court, Swiss Gardens, Shoreham-by-Sea BN43 5WH

Proposal: Consent under TPO 162/6/72 (SU) to fell 2 Poplar trees and replant with 2 Silver Birch and to undertake selective pruning surgery to 12 Sycamore, 4 Ash, 3 Horse Chestnut, 2 Beech, 2 Hawthorn, 1 Cherry, 1 Elder, 1 Hornbeam, 1 Maple and 1 Yew tree

Date of site visit**:** 27th February 2013

Neighbours checked: Y
Additional neighbour notifications: N
Site Notice (Wider publicity): Y

Proposal, Site and Surroundings

Home Haven Court, Swiss Gardens, Shoreham-by-Sea is a large complex of warden-assisted retirement flats, with a lake feature, and set within spacious, wooded grounds. It lies on the west side of Swiss Gardens at the junction of Freehold Street with Swiss Gardens, to the east of Old Shoreham Road (A283). The site lies within a predominantly residential area consisting of a mixture of mainly traditional 2-storey terraced houses and modern 3-storey flats, a short distance to the north of the coastal railway line, where it crosses Old Shoreham Road. The site is not within a Conservation Area.

Within the site are various groups of trees and individual trees which are protected under Tree Preservation Order No. 162/6/72 (SU), totalling 37 trees.

The application relates to a total of protected 33 trees within the site, highlighted in red on the submitted plan. The application seeks consent to carry out the following tree works:

Plan Ref:	Species	Location on Site	Proposed works
T1	Silver Birch	Eastern boundary	Crown lift over the pavement
T3	Ash	Southern boundary	Remove crossing branches & dead wood
T5	Sycamore	Southern boundary	Crown lift to 2 m above roof of adj. building
T6	Horse Chestnut	Southern boundary	Crown thin
T7	Beech	Southern boundary	Remove crossing branches
T8	Sycamore	Southern boundary	Remove dead wood
T10	Hawthorn	Southern boundary	Crown lift, to open access, and thin by 10%
T11	Sycamore	Southern boundary	Crown lift over garden; and deadwood
T12	Poplar	Southern boundary	Fell. Replant with a Silver Birch
TG13	Poplar	Southern boundary	Fell. Replant with a Silver Birch
T14	Elder	Western boundary	Remove ivy; crown lift to 2 m above shed

T15	Sycamore	Western boundary	Crown lift to 2 m and crown reduce by 3 m
T17	Sycamore	Western boundary	Reduce crown back from building to 2 m
T18	Sycamore	Western boundary	Remove dead wood and crossing limbs
T19	Sycamore	Western boundary	Reduce crown by 3 m over garden
TG20	Sycamore	Western boundary	Reduce crown over gardens; dead wood.
T21	Sycamore	Western boundary	Remove minor dead wood, and remove ivy
TG22	Sycamore	Western boundary	Remove ivy and brambles around base
TG23	Sycamore	Western boundary	Remove ivy and dead wood
T24	Ash	Western boundary	Crown thin, with removal of deadwood
T25	Ash	Western boundary	Crown lift, dead wood, remove ivy
T26	Hawthorn	Western boundary	Remove dead wood, ivy and brambles
T27	Yew	Over lake	Remove ivy
T28	Cherry	South of lake	Crown thin by 5%
T29	Horse Chestnut	North of lake	Crown lift over path and car park; reduce branches over lake by 2 m, remove major dead wood; remove lower limb on north west side with cavity
T30	Horse Chestnut	North of lake	Crown lift over car park; reduce branches over lake by 2 m; remove major dead wood; and crown thin
T31	Hornbeam	Northern part of site	Crown lift over car park
T32	Sycamore	Northern part of site	Crown lift over car park, and remove dead wood and crossing branches
T33	Beech	Eastern boundary	Crown lift to 3 m over the road and car park
T34	Maple *(Acer spp.)*	Eastern boundary	Crown lift over car park 1 and the road
T35	Ash	Eastern boundary	Cut back crown by 2.5 m over the road; remove dead wood; crown lift and cut back to path line
T36	Silver Birch	Eastern boundary	Crown lift to 3 m
T37	Silver Birch	Eastern boundary	Crown lift to 3 m

Reasons for the works

The proposed felling of the two Poplar trees (T12 and T13) is on the grounds that these trees are in a poor and declining condition. Both trees have a slight lean to the south-west and their roots are becoming excessively exposed and are losing stability. Their removal and replacement with two Silver Birch trees is therefore made on the grounds of safety.

The remaining proposed works to the other trees, as specified above, are to give adequate clearances over footpaths and the garden and lake within the site and to clear the building as necessary maintenance of the grounds of Homehaven Court, and to also clear the public footway in Swiss Gardens and neighbouring buildings of low encroaching branches.

Consultations

The Borough Arboriculturist (Parks) supports the application tree works, as made. His comments are contained in a memorandum dated 27th February 2013 from Leisure & Direct Services, Adur District Council to Planning Services, Adur & Worthing Councils attached to this report.

In respect of the proposed felling of the two Poplar trees (tree 12 and 13), he comments:

"T12 Poplar: height 16 m. Poorly established tree growing on the side of an unstable bank. Most of the growth is directly over neighbouring property. Not likely to become a good specimen tree.

T13 Poplar, height Re-growth of previous fallen tree. Multiple stems that have been topped. Not in a good position on the side of the bank. Reports of damage to base. Tree is unlikely to become suitable for a TPO."

Representations

None received.

Planning Assessment

The trees, the subject of this application, form part of a mostly historic woodland and lake feature, having high public amenity value.

However, the two Poplar trees T12 and T13, on the side of the raised bank in the south-western part of the site are both poor/declining specimens, which are considered to have reached the end of their safe useful life.

The proposed felling/removal of these two trees subject to the replanting with two Silver Birch trees, along with the proposed remedial surgery to the other trees , in my opinion, would preserve and not significantly or adversely affect the character and visual amenities of the area.

Subject to a condition restricting the felling and other tree works to those specified in this application, only, unless otherwise agreed in writing with the LPA, and carried out in full within a period of two years from the date of this consent, and in accordance with the British Standard BS 3998 : 2010 Tree Work – Recommendations, the application is considered acceptable.

On this basis, conditional consent is recommended.

Recommendation

Grant consent, subject to the following conditions:

1. Two replacement trees (with the preference for two Silver Birch/*Betula pendula,* 45 ltr 10 -12 cm girth) shall be planted upon the felling of the two Poplar trees,T12 and T13, hereby permitted. Such replanting shall be carried out within one year from the felling of the two Poplar trees T12 and T13 or within two years from the date of this consent, whichever is the sooner.

   Reason: In the interests of visual amenity.

2. If within 5 years following the replanting either of the replacement trees dies or becomes seriously diseased, it shall be replaced with another tree of the same size and species and in the same position during the next planting season following the removal of the replaced tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: To safeguard the visual amenities of the area.

3. The proposed remedial surgery to the trees within the grounds of Homehaven Court (except trees T12 and T13), shall be restricted to the works specified in the Tree Schedule with the application, hereby permitted, only, unless otherwise agreed in writing with the Local Planning Authority, and shall be carried out within two years from the date of this consent, and in accordance with the British Standard BS 3998 : 2010 Tree Work – Recommendations.

   Reason: In the interests of visual amenity.

Is recommendation contrary to letter(s) of representation? No

Case Officer:	HBM	Date: 11th April 2013
Authorised by:	PD	Date: 11.4.13