Development Management – Delegated Officer Report **Date; 17/08/20**

Application Number	**AWDM/1023/20**
Address	**St Julian's Church Hall Rectory Road Shoreham-by-Sea West Sussex BN43 6EB**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift by 5 metres to Sycamore trees T1, T2 and T3 and crown lift on east side to 5m to one Acer T4 in the Kingston Buci Conservation Area.**

Date of site visit: 05/08/20

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

Proposal, Site and Surroundings

The application refers to four large Acer /Sycamore trees to the east and west of the entrance drive way and parking area of St Julian's Church Hall Rectory Road. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Kingston Buci Conservation Area.

Consent is sought to crown all four trees with addition reduction the the Acer tree T4 to clear adjacent building.

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

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.

2009: Crown lifting (to approx 5m) mixed trees bordering Rectory Road and along driveway (6 weeks prior notification of works to trees in Conservation Area)

2011: Crown lifting (to 2.5m) of trees in graveyard and removal of selected limbs of oak tree (6 weeks prior notice of works to trees in Conservation Area)

Planning Assessment

The trees are four large tall matures, on the east and west side of the driveway and parking area for the Church Hall. The tree is prominent to the area, and can be seen from many views. The trees are:

Sycamores T1 and T2
These two trees are growing on a small raised border to the northwest of the main Church Hall building. The trees are both multistemmed and merge with each other to form one main clump of stems. Three of the four largest stems lean outwards toward the east with the other being more to the southwest. The stems begin to divide from 3 to 4 metres, where the first significant laterals also emerge. The combined crown is dense and wide with some over extended laterals that hang low.

The proposed works are to crown lift by 5 metres to allow access beneath and more light and air to pass beneath the crown.

Sycamore T3
This tree is located to the north of the parking area and west of the driveway, within the main burial ground. The tree has a single stem to 7 metres, where it begins to divide. There is an equal sized co-dominant stem that emerges from 1 metre to the southwest, becoming upright at approximately 2 metres away from the main stem, and attains an equal height in the crown. the main crown is dense and wide spread with some lower hanging laterals.

The proposed works are to crown lift by 5 metres to contain allow access beneath and across the driveway.

Acer T4
The Acer tree T4 is located the furthest north on the east side of the entrance driveway, close to the neighbouring property of 9 Rectory Road. The tree has single stem to 2 to 3 metres where it then divides into 4 to 5 large mostly upright laterals that each divide several times to the top. The main crown is dense and wide spread with some slightly over extended laterals that hang lower to the east.

The proposed works are to crown lift on east side to 5 metres. These works are to allow access beneath and clearance to the adjacent property.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 17/08/2020

Authorised by: Gary Peck Date: 17 August 2020