Development Management – Delegated Officer Report **Date; 15/05/15**

Application Number	**AWDM/0501/15**
Address	**Cobblestones St Mary's Road Shoreham-by Sea BN43 5ZA**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread and crown height by up to 1 metre on one Wild Cherry tree T1, and to reduce radial spread and crown height by up to 2 metres on one Judas tree T2 and one Bird Cherry T3 in the Shoreham Conservation Area.**

Date of site visit: 24/04/15

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

Proposal, Site and Surroundings

The application refers to three trees in the front garden of Cobblestones in St Mary's Road Shoreham-by-Sea. The trees are part of a group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce the radial spread and crown height of all three trees.

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

Consultations: Consultation letters sent to the Adur Conservation Advisory Group, who unanimously approved the works.

Representations: None received.

Relevant Planning History

1993: Extension to Shoreham-by-Sea Conservation Area designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Adur District Council on 23rd November 1993. This charge includes properties within the previously made Shoreham Conservation Area designated May 1971.

Planning Assessment

The trees are small to medium sized early matures growing along the western boundary of the front garden. The trees, as a group make a significant contribution to the character of the Shoreham Conservation Area.

The trees are;

T1 Cherry
This is a small ornamental tree in the northwest corner of the front garden. The trees single main stem has broken at 4 metres, with secondary stems emerging from 0.5 metres. The crown of the tree is visible from the road, being slightly higher than the boundary hedge. The proposed works for this

tree are to reduce the height and radial spread by up to 1 metre. This work is to re-shape, and to encourage a denser crown.

T2 Judas tree
This is a multi-stemmed tree from ground level with larger stems to its northern side. The stems are all clear to 2 -3 metres, and have a slightly distorted growth pattern. The tree is the tallest of the three with a sparse crown. There are several areas of damage and decay on most of the main stems. The proposed works for this tree are to reduce the radial spread and crown height by up to 2 metres. This work is to reduce the loading on the main stems and to restrict the lateral spread of the higher secondary branches.

T3 Bird Cherry
This is a significant tall tree with a dense wide spreading crown. The tree is single stemmed to 2.5 metres, where the main crown develops. The crown has been previously reduced at 10 metres to form a balance round crown. The proposed works for this tree are to reduce the crown height and spread by up to 2 metres. The works are a continuation of the previous works, to contain the trees size and spread and to maintain its form.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value or their contribution to the character of the Shoreham 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: 15/05/2015

Authorised by: PD Date: 21.5.15