**Development Management – Delegated Officer Report** **Date; 15/12/19**

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| **Application Number** | **AWDM/1613/19** |
| **Address** | **The Old Rectory 10 St Julian's Lane Shoreham-by-Sea West Sussex BN43 6YS** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to reduce / trim height and spread by up to 0.5 to 1 metre one Bay T1 and one Strawberry tree T2; to crown lift up to 6 metres one Ash T3 and one Sycamore T7; to reduce height and radial spread by up to 3 metres two Sycamore T6 and T7; and to crown lift to clear building and neighbouring trees by up to 2 metres, one Lime tree T9 in the Kingston Buci Conservation Area.** |

**Date of site visit:** 13/11/19

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

**Proposal, Site and Surroundings**

The application refers to seven trees in the rear garden of the Old Rectory 10 St Julian's Lane, Shoreham. The Garden extends around the property and is adjacent to St Julian's Lane, and the Rectory and Church Hall of St Julian's Church. The trees are part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the Kingston Buci Conservation Area.

Consent is sought to reduce height and radial spread of 5 large mature trees: 3 Sycamore and one Ash in the main garden to the west of the property, and one Lime tree in the northeast corner, and to trim one Bay tree closer to the house and near to the pavement of St Julian's Lane and one small Strawberry tree further west.

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

**Consultations:** Letter sent to Adur Conservation Area Advice Group

**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.

2008: Reduction and re-shaping works to sycamore, lime and ash trees (6 weeks prior notification)

2011: 6 weeks prior notification of works to trees in a Conservation Area (including felling conifer and crown lifting lime in front garden and works to 4 trees at rear)

2014: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 5 metres crown thin by up to 20% and reduce lower lateral limbs to clear adjacent tree by up 0.5 -1 metre on two Sycamore trees G1, crown lift up to 5 metres and thin up to 20% one Sycamore and one Ash of group G2, crown lift up to 5 metres and crown thin up to 10-15% one Sycamore T3, crown thin up to 20% and remove two selected branches to the south side on one Sycamore T4, to clear epicormic growth up to 7 metres on one Sycamore T5, and to crown lift up to 5 metres one Lime tree T6 in the Kingston Buci Conservation Area.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and spread by up to 0.5 metres, and remove one limb over adjacent Dove House, on two Sycamore trees, to reduce crown height and spread by up to 1 to 1.5 metres, and remove one limb close to gate on one Bay tree the Kingston Buci Conservation Area.

**Planning Assessment**

The trees are visible from the road and make a significant contribution to the character of the Kingston Buci Conservation Area. The trees are:

Bay tree T1
The bay tree is an early mature growing in the southeast corner of the rear/side garden adjacent to the covered entrance gate within the dividing wall, leading to the front garden. The tree is twin stemmed from ground level, with a narrow mostly upright regularly trimmed crown.

Strawberry Tree (Arbutus unedo)
This is a smaller younger tree, growing near the southwest corner of the garden. The tree is relatively newly planted, and has small moderately dense crown.

The proposed works for both trees are to reduce the height and spread by up to 0.5 metres, to contain and shape their crowns.

Ash T3
The Ash tree is growing in a wide border toward the western end of the garden. The tree has a single stem to 8 metres, where it first divides with the first lateral emerging at 7 metres. The main crown is dense and wide spread with some lower hanging laterals.

The proposed works are to crown lift up to 3 metres, to allow access beneath the crown.

Sycamore T5
This is the first from the west of three prominent Sycamore trees growing along the northern boundary. The tree has a single stem that persists to the top, and supports a high dense crown.

The proposed works are to crown lift up to 6 metres, to allow access and more light and air to pass beneath the crown.

Sycamores T6 and T7
These are two tall well balanced mature trees growing along the northern boundary within a small boarder. They both have single stems to 5 to 6 metres, with dense high wide spread crowns. The proposed works for both trees are to reduce crown height and radial spread by up to 3 metres.

The works are to contain the size and spread of the trees and allow more light and air to pass around their crowns.

Lime tree T6

The Lime tree T6 has a stout single stem to 4 metres where it then divides into several smaller stems. The main stem is gnarled and has several areas of damage and decay. The main crown is dense with many smaller secondary branches some of which hang low over the neighbouring property. The proposed work for this tree is prune to allow clearance to the garden and trees of the neighbouring property of up to 2 metres.

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 contribution to the character of the area Kingston Buci Conservation Area.

**Recommendation**

**Grant Consent,** Not subject to Conditions:

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date: 20/11/2019

Authorised by: PB Date: 20/11/19