Development Management – Delegated Officer Report **Date; 04/05/20**

Application Number	**AWDM/0507/20**
Address	**St Pauls Lodge 2 - 4 Southdown Road Shoreham-by-Sea West Sussex**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown thin by 20% to one Prunus Padus (T1) within the Shoreham Conservation Area.**

Date of site visit: n/a

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

Proposal, Site and Surroundings

The application refers to a small to medium sized early mature Bird Cherry (previously referred to as a Whitebeam) located near the southern end of the rear garden. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to crown thin the tree by up to 20%.

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, who did not reply.

Representations: None received.

Relevant Planning History

1993: The property is within the 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.

2012: Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce one Norway Maple by 1.5 metres; to crown reduce by 0.75 metre and remove small crossing branches on one Bird Cherry; to crown reduce by 0.75 metre to 1 metre one Red Oak; to reduce by 0.5 metre to 1 metre one Apple; to reduce by 0.5 metre one multi stemmed evergreen; and to reduce by 0.75 metre one Hawthorn (Trees within the Shoreham Conservation Area).

2015: Section 211 Notice under the Town and Country Planning Act 1990 to remove 2 low branches on the west side, crown thin up to 20% and prune to give clearance of up to 2 metres one Oak tree T1, and to fell one Monterey Cypress tree T2 in the Shoreham Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to pollard at 3.5 metres one Acer Drummondii in the Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to remove deadwood from one Acacia (T1); cut back branches to give 2m clearance from building one Hawthorn (T2); remove 1 low branch growing towards building and shorten adjacent branch growing towards building and remove epicormic growth on main trunk of one Oak (T3); cut back branches growing towards building of one Cherry (T4); to remove lower branch to the north and two lower branches over cars to one Manor Ash (T5) and remove lowest lateral branch over the cars to one Manor Ash (T6) in the Shoreham Conservation Area.

Planning Assessment

The tree is a medium sized mature growing in a border the rear grounds close to the boundary with number 1 Ravens Road. The tree is part the area, with limited public views.

The tree has three main stems, two that have been pollarded at 2 metres and one slender stem to the north that mostly persists. Where the trunks have been reduced the re-growth is two clusters of long slender stems that form a wide array. The main crown is dense and wide spread with some slightly over extended laterals which are close to the main building.

The proposed works are to crown thin the tree by up to 20%.

These works are to allow more light and air to pass through the crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 04/05/2020

Authorised by: PB Date: 4/5/20