Development Management – Delegated Officer Report **Date; 13/11/23**

Application Number	**AWDM/1360/23**
Address	**Old Malt Cottage 104 Connaught Avenue Shoreham-by-Sea West Sussex BN43 5WP**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres one Walnut tree T1 and to reduce crown height and radial spread by up to 1 to 2 metres one Purple-leaved Plum T2 and one Silver Birch T3 in the Old Shoreham Conservation Area.**

Date of site visit: 12/10/23

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

Proposal, Site and Surroundings

The application refers to three trees, two in the front garden, and one in the rear garden of the listed building of 104 Connaught Avenue. The trees are part of an established group of trees, which are part of the street scene and make a contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread Walnut tree T1, one Purple-leaved Plum T2 and one Silver Birch T3.

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

1972: Grade II Listed Building registered 8th November 1972 - Walnut Cottage and Old Malt Cottage Connaught Avenue, Shoreham-BY-Sea, date of certification of list by or on behalf of the Minister 29th September 1972

1975: The Old Shoreham 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 the Adur District Council on the 17th November 1975.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 1-2 metres on one Silver Birch, one Purple leaved Plum and one Walnut tree in the Old Shoreham Conservation Area

2020: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial growth by 1 - 2m of one Walnut tree (T1), height reduction by 1 - 2m and radial growth by

maximum of 1m of two Silver Birch trees (T2 & T3), all within the Old Shoreham Conservation Area.

Planning Assessment

The trees are one large over mature, possibly veteran tree, Walnut T2 and two smaller trees: a mature Purple Leaved Plum growing in the southwest corner of the front garden, and a younger Silver Birch on the Southern boundary of the rear garden adjacent to the neighbouring property. The trees are prominent to the area, and can be seen from many views.

The trees are;

Walnut tree T1
The main bole of the Walnut tree ends at approximately 2 metres, where at some time the tree was either damaged or partially felled. This has left a completely hollow trunk, with thin walls that support two distinct points of re-growth. These points are to the east and west of the tall stump, and may have been large secondary limbs on the original tree. The base structure of the tree, although not fully decayed, is not strong enough to support a crown larger than its present size. The tree, although damaged, does provide a large broadly domed crown that can be seen from many views.

The Walnut tree contributes to the visual amenity of the area despite that there is little remaining of its original form. The tree does not appear to be under threat therefore it is not in need of a TPO despite being a very important tree.

The proposed works are to reduce the crown by up to 2 metres in height and spread. These works are to contain the size of the tree and prolong its expected life span, by preventing possible future failure.

Purple Plum T1
The Purple Plum is a small bushy tree growing in the southeast corner of the front garden, in-between the access driveways for 104 and 102 Connaught Avenue. The tree is single stemmed to 2.5 metres, where it then divides into two main stems: the eastern stem has been removed; the west stem divides again at around 2.75 metres. The tree is dense with many small “water shoots” around the stem and main crown. The tree has a slight over-balance to its west side.

The proposed works for this tree are to reduce crown height and radial spread by up to 1 to 2 metres. The works are to contain the size and spread of the tree and to re-shape its crown.

Silver Birch T3
The Silver Birch T3 is young tree that is growing vigorously. The single main stem has few significant secondary limbs, and has grown tall on a slender stem. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce the crown height and radial spread by up to 1 to 2 metres. The works are to contain the size and spread of the tree and to allow clearance to the neighbouring property.

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 Old Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 13/11/2023

Authorised by: PB Date: 13/11/23