Development Management – Delegated Officer Report **Date; 22/09/16**

Application Number	**AWDM/1283/16**
Address	**25 Church Street Shoreham-by-Sea BN43 5DQ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown thin by up to 10% one Monterey Cypress tree T1 in the Shoreham Conservation Area.**

Date of site visit: 01/09/16

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

Proposal, Site and Surroundings

The application refers to a single large Monterey Cypress tree in the rear garden of 25 Church Street in the Shoreham Conservation Area. The tree is visible from the pavement and public car Park in the busy side road of Middle Street.

The tree is a 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 by up to 10%.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1971: The Shoreham-by-Sea Conservation Area designated in May 1971 covering an area encompassing the shopping areas of High Street, East Street and Brunswick Road; the areas surrounding St Mary's Church; and the adjoining residential areas.

2010: 40% crown thinning, lifting and reduction of conifer in rear garden (6 weeks prior notification of works to tree in Conservation Area)

2012: Crown thin by 20% and crown lift to clear building (Coach House) by 3 metres, of conifer in rear garden (6 weeks prior notification of works to tree in Conservation Area)

2014: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 1.5 metres, reduce radial spread by up to 1 – 2 metres and crown thin by up to 20% one Macrocarpa tree in the Shoreham Conservation Area.

Planning Assessment

The tree is a large mature Macrocarpa growing in the rear garden of 25 Church Street. The tree is prominent to the area around Middle Street and the Middle Street public car park and makes a significant contribution to the character and visual amenities of the Shoreham-by-Sea Conservation Area.

The tree is 11 metres tall with a single stem to around 3-4 metres. The main central stem continues throughout the tree with several large secondary stems attaining the same overall height. The crown of the tree is bushy and slightly top heavy. The foliage is slightly denser on the perimeter of the crown, which allows for some thinning.

The proposed works are to crown thin by up to 10%. The works are to allow more light into the garden, and give clearance to the adjacent out building at the end of the rear garden.

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, or amenity value, or its contribution to the character of the Shoreham-by-Sea Conservation Area.

Recommendation

Grant Consent, not subject to Conditions.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 22/09/2016

Authorised by: PD Date: 26.9.16