Development Management – Delegated Officer Report **Date; 09/12/2025**

Application Number	**AWDM/1111/25**
Address	**The Old Rectory 10 St Julians Lane Shoreham-by-Sea West Sussex BN43 6YS**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2.5 metres, crown lift up to 3.5 to 4 metres and remove epicormic and basal growth one Lime tree T1 in the Kingston Buci Conservation Area.**

Date of site visit: 05/09/25

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

Proposal, Site and Surroundings

The application refers to a large mature Lime tree located near the Northeast corner of the rear garden. The tree is 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 Kingston Buci Conservation Area.

Consent is sought to reduce crown height and radial spread, crown lift and remove epicormic and basal growth.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

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.

2019: 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.

2021: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Ash tree in the Kingston Buci Conservation Area.

Planning Assessment

The tree is a large tall mature Lime growing in the rear garden, where it is visible from the road and makes a significant contribution to the character of the Kingston Buci Conservation Area.

The Lime tree T6 has a stout single stem to 4 metres where it then divides into several smaller stems that each divide again several times to the top. The main stem is gnarled and has several areas of damage and decay, with some large epicormic and basal growth. The main crown is dense with many smaller secondary branches some of which hang low over the neighbouring property.

The proposed works are to reduce crown height and radial spread by up to 2.5 metres, crown lift up to 3.5 to 4 metres and remove epicormic and basal growth. The works are to contain the size and spread of the tree, allow access beneath and allow more light and air to pass 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 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: 09/12/2025

Authorised by: PB Date: 9/12/25