Development Management – Delegated Officer Report **Date; 03/02/23**

Application Number	**AWDM/1881/22**
Address	**9 Mill Lane Shoreham-by-Sea West Sussex BN43 5AG**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 to 3 metres, crown lift up to 5 metres, and crown thin 10% one Sycamore tree T1 in the Shoreham Conservation Area.**

Date of site visit: 19/12/22

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

Proposal, Site and Surroundings

The application refers to a medium to large mature Sycamore tree near the northeast corner of the main building. The tree is in the front garden, adjacent to the carriage way of Mill Lane, and is a part of the street scene and makes a significant contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread, crown lift, and crown thin.

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

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

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.

2005: Crown Thinning And Reduction Of Monkey Puzzle Tree (Subject To Tree Preservation Order 13.53/4/94(Su)

2012: Section 211 Notice under Town and Country Planning Act 1990 to crown reduce 1 Sycamore tree by up to 2 metres on all sides (No reduction in height) (6 weeks notice for works to a tree in a Conservation Area)

2017: Section 211 Notice under the Town and Country Planning Act 1990 to reduce south side away from property by approximately 1m one Sycamore tree in front garden in the Shoreham Conservation Area.

Planning Assessment

The tree is a large mature Sycamore growing in the front garden adjacent to the Road, and the main building. The tree is prominent to the area, and can be seen from many views.

The tree has a single stem to 8 metres, where it then divides into two, with a strong wide “Y” shaped union. Each stem persists to within 2 to 3 metres of the top. The tree has some foliage from ground level, with the main crown break and deep foliage from 8 metres. The main crown is dense and wide spread with mostly smaller secondary branches being closest with the side and roof of the main building.

The proposed works are to reduce crown height and radial spread by up to 2 to 3 metres, crown lift up to 5 metres, and crown thin 10%. The works are to contain the size and spread of the tree and to allow access beneath and 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: 03/02/2023

Authorised by: PB Date: 3/2/23