**Development Management – Delegated Officer Report** **Date; 17/12/18**

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| **Application Number** | **AWDM/1644/18** |
| **Address** | **28 Mill Lane Shoreham-by-Sea West Sussex BN43 5AG** |
| **Proposal** | **Application for consent under Adur Tree Preservation Order No. 13.53/4/94/(SU) to crown lift up to 5m and prune back overhanging branches on west side of one Sycamore tree (T2).** |

**Date of site visit:** 14/11/18

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

**Proposal, Site and Surroundings**

The application refers to a large mature located near the northeast corner of the rear garden, close to the retaining boundary wall adjacent to a public footpath. The tree is a prominent 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 crown lift up to 5 metres and to reduce radial spread on the west side by up to 2 metres toward the neighbouring property of 30 Mill Lane.

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

**Consultations:** None.

**Representations:** None received.

**Relevant Planning History**

1971: 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.

1994: Adur Tree Preservation order Number 13.53/4/94(SU) of 1994 confirmed on 24/12/1994.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread and crown height by up to 1 to 2 metres one Holm Oak tree T1 in the Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to pollard to 3m stump 1 Sycamore (T1), fell to ground level 2 medium Western Red Cedars (T2 and T3) within the Shoreham Conservation Area.

**Planning Assessment**

The tree is a large mature growing in the rear garden where the land narrows into the far northeast corner. The tree is prominent to the area, and can be seen from many views.

The tree has large diameter single stem to 7 to 8 metres where it then begins to divide forming a well balanced crown with some slightly over extended laterals and some lower hanging branches. The lower stem has a dense covering of thick Ivy.

The proposed works are to crown lift up to 5 metres, and reduce radial spread (on western side) by up to 2 metres. The works are to allow access beneath the tree, along the Public Footpath and to abate nuisance to neighbouring property.

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,** subject to the following Conditions:

1. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   **Reason:** *In the interest of visual amenity.*

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date: 17/12/2018

Authorised by: PB Date: 18/12/18