Development Management – Delegated Officer Report **Date; 31/08/22**

Application Number	**AWDM/1268/22**
Address	**34 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 to 3 metres, reduce radial spread by up to 1 to 2 metres, and remove deadwood one Silver Birch tree in the Shoreham Conservation Area.**

Date of site visit: 10/08/22

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 Silver Birch located near the centre of the southwest corner of the front garden. 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 reduce crown height and radial spread, and remove deadwood.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1993: 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

2010: Works to various trees in front and rear gardens (6 weeks prior notification of works to trees in a Conservation Area)

2012: Section 211 Notice under the Town and County Planning Act 1990 to fell 2 x Golden Marcocarpa, reduction works to Birch, Pittosporum, Holly and Yew (6 weeks prior notification of tree works in a Conservation Area.)

2013: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard two Lime trees in rear garden (within Shoreham-by-Sea Conservation Area).

2014: Section 211 Notice under the Town and Country Planning Act 1990 to remove the three lowest branches on the north side of one Pittosporum tree in the Shoreham Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard to points 1-1.2 metres below original points on two Lime trees G2, to remove root suckers of Pittosporum (in rear garden and Portuguese Laurel (in front garden) in the Shoreham Conservation Area

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Yew tree and reduce height of one Bay tree, one Laurel tree, and two Pittosporum trees all by 2-3m and reduce height of one Leylandii tree by 40% all within the Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell 1no. Conifer and re-plant with different species within the Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard back to last pollard points to 2no. Lime trees in rear garden.

2021: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard back to previous points 2 Lime trees and reduce crown height and radial spread by up to 2 metres to 2 Pittosporum and 1 Bay, in the Shoreham Conservation Area.

Planning Assessment

The tree is a large tall mature Silver Birch growing in the raised level of the front garden adjacent to the supporting wall and close to the pavement and carriageway of Southdown Road. The tree is prominent to the area, and can be seen from many views.

The tree has a single stem to 12 metres, with two large secondary stems that achieve an equal height that emerge from 8 metres. The mainstem is clear to 7.5 metres where the first laterals emerge, some supporting the lower hanging foliage. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 2 to 3 metres, reduce radial spread by up to 1 to 2 metres, and remove deadwood. The works are to contain the size and spread of the tree, and allow more light and air to pass around 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: 31/08/2022

Authorised by: PB Date: 31/8/22