**Development Management – Delegated Officer Report** **Date; /0/14**

| | |
|---|---|
| **Application Number** | **AWDM/0680/14** |
| **Site Address:** | **Little Ravens Mill Lane Shoreham-by-Sea BN44 5AG** |
| **Proposal:** | **Application for consent under Adur Tree Preservation Order 13.53/1/93(SU) of 1993 to reduce radial spread of crown and height of crown by up to 1.2 metres on one Walnut tree T1, reduce radial spread of crown by up to 1 metre and reduce height by up to 1.2 metres on four Holly trees T8 -T11, reduce radial spread of crown and height of crown by up to 1.5 metres on one Sycamore tree T6, one Prunus T7 and one Acer T12, reduce radial spread of crown and height of crown by up to 1 metre on one Yew tree T13.** |

**Date of site visit:** 10/06/2014

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

**Proposal, Site and Surroundings**

The application refers to five individual trees; one Walnut, Prunus and Yew, two Acers and a group of four Holly trees. The trees are in the garden area that runs from the front of Little Ravens on Mill Lane, running around the west of the property alongside an access roadway to the southwest end of the garden. The Sycamore T6 and Walnut T1 are the most prominent trees to views from Mill Lane. The other trees are visible as part of a group of trees. All of the trees contribute to the character of this section of Mill Lane, which is adjacent to the Shoreham Conservation Area.

Consent is sought to reduce radial spread of the trees from 1 – 1.5 metres and reduce crown heights by up to 1 – 1.5 metres.

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

**Consultations:** None

**Representations:** None received.

**Relevant Planning History**

1993: Adur Tree Preservation order Number 13.53/1/93(SU) confirmed on 22/12/1993.

1998: Application to cut back 3 branches of Acer, cut off one branch of Cotoneaster and fell dead Elm Tree (TPO 13.53/1/93/SU)

2005: Application for crown reduction and thinning of trees subject to TPO 13.53/1/93(SU).

**Planning Assessment**

The trees are mostly small to medium sized trees growing to the west of the property, from Mill Lane to the south of the building. The trees form a screen from Mill Lane to the relatively recent developments of Little Ravens and St Judes, which outside the Shoreham Conservation.
The trees are:

| TPO Tree | | Description |
|---|---|---|
| T1 | Walnut | Medium sized early mature tree, with a single stem to 4 metre crown break. |
| T6 | Sycamore | Taller tree of a similar age, on a single stem to around 2.5 metre crown break, giving way to a mostly upright crown with 3 distinct main stems. |
| T7 | Prunus | Small tree in centre of garden. A standard ornamental Cherry with a low crown break. This tree is less visible from outside the property, but does provide an infill to the block of trees. |
| T12 | Acer | Medium sized tree that has effectively two separate crowns, the main crown breaking at 5 metres, and a side stem and crown to west. The tree has several areas of distorted growth, and damaged limbs, some possibly caused by poor pruning work. |
| T13 | Yew | Multi-stemmed from ground level, this small to medium sized tree with a mostly upright habit. The main stems have sparse foliage, as shrubs around the tree have recently been removed. The crown of the tree is broadly domed and can be seen from Mill Lane and the access road to the west of Little Ravens. |
| T8-11 | Hollies | A group of four trees in close proximity that makes an informal hedge along the west side of the property. The trees are all on single stems to around 1 metre, with multiple stems and no central leaders. |

The proposed works are to:

| TPO Tree | | Description |
|---|---|---|
| T1 | Walnut | Reduce radial spread and crown height by up to 1.2 metres. This is to contain the size and appearance of the tree. |
| T6 | Sycamore | Reduce radial spread by up to 1 metre and crown height by up to 1.2 metres. This is to contain the size of the tree, and allow light into the garden around the crown. |
| T7 | Prunus | Reduce radial spread a by up to 1.5 metres and crown height by up to 1.5 metres, to contain the size and appearance of the tree. |
| T12 | Acer | Reduce radial spread a by up to 1.5 metres and crown height by up to 1.5 metres, to contain the size and reshape crown. |
| T13 | Yew | Reduce radial spread and crown height by up to 1 metre, to maintain size and crown form. |
| T8-11 | Hollies | Reduce radial spread by up to 1 metre and crown height by up to 1.2 metres, to maintain size and crown form. |

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value or contribution to the character of the area.

**Recommendation**

**Grant Consent,** subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, 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: 17.7.2014

Authorised by: PD Date: 21.7.14