Development Management – Delegated Officer Report **Date; 19/11/19**

Application Number	**AWDM/1689/19**
Address	**St Marys House St Marys Road Shoreham-by-sea West Sussex**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift on north side up to 4 to 5 metres: including removal of up to 3 of the smaller lower limbs and to reduce radial spread by up to 1 to 2 metres one Elm tree in the Shoreham Conservation Area.**

Date of site visit: 12/11/19

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 Elm tree in the rear garden of St Mary's House St Mary's Road Shoreham-by-Sea. The tree is in the northwest corner of the garden, adjacent to the stone wall between the grounds and the Royal Mail Depot of 11-17 Brunswick Road and the rear of the garages of St Mary's Close. The tree is a part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to crown lift on north side: including removal of up to 3 of the smaller lower limbs and to reduce radial spread.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1971: The property is within the 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.

2009: 6 weeks prior notification of removal of trees and reduction works to trees in Conservation Area.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift to give clearance of up to 2.5 metres to adjacent buildings, one Elm tree in the Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift on west side of Large Elm (T1) to 5m, prune back branches on west side of tree over garages by 1-2m;

prune away from adjacent building by 1-2m one medium Macrocarpa (T2); fell medium Sycamore (T3) and remove 2 lowest branches on north of one Indian Beam (T4) all within the Shoreham Conservation Area.

Planning Assessment

The tree is a large mature growing in the northwest corner of the walled rear garden of St Marys House. The garden has no direct boundary with public roads however the Elm is are clearly visible from Brunswick Road. The tree is prominent to the area, and can be seen from many views.

Located in the North West corner of the grounds the Elm tree is a large mature with an overall height of up to 18 metres. The tree is has a massive single stem, that is directly adjacent to the tall flint wall, that extends to 5 metres from ground level. The first large diameter limb is on the eastside at 3 metres. The main stem divides at 5 metres into an array of large stems, with three to four more upright central trunks. The tree has several large lateral scaffold limbs that extend widely over the main depot of 11 – 17 Brunswick Road, and across the garage block of St Mary's Close. These limbs also have many low hanging secondary branches.

The proposed works are to reduce radial spread by up to 1 to 2 metres and to crown lift on north side by 4 to 5 metres, including the removal of up to three of the smaller lower limbs. The works are to contain the spread of the tree, abate possible future nuisance and allow access beneath 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: 6/12/2019

Authorised by: PB Date: 6/12/19